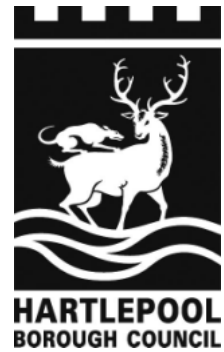


# PLANNING COMMITTEE AGENDA



**Wednesday, 28 April 2010**

**at 10.00 am**

**in the Committee Room B, Civic Centre, Hartlepool**

## PLANNING COMMITTEE:

Councillors Allison, R. Cook, S Cook, Cranney, Fleet, Griffin, Laffey, G Lilley, London, J Marshall, McKenna, Morris, Plant, Richardson, Wallace and Wright

### 1. APOLOGIES FOR ABSENCE

### 2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

### 3. MINUTES

3.1 To confirm the minutes of the meeting held on 31 March 2010.

### 4. ITEMS REQUIRING DECISION

#### 4.1 Planning Applications – *Director of Regeneration and Neighbourhoods*

1. H/2010/0105 Land at area of 6/7 Merlin Way
2. H/2010/0124 TDSOB Rugby Club, Wiltshire Way
3. H/2010/0106 Leadbitter and Archive Buildings, Stockton Street
4. H/2010/0108 Leadbitter and Archive Buildings, Stockton Street
5. H/2010/0068 Hartlepool Innovation Centre, Queens Meadow Business Park, Stockton Road
6. H/2008/0001 Brierton Moorhouse Farm, Dalton Back Lane
7. H/2010/0151 North Farm, Butts Lane
8. H/2010/0186 Land at Jesmond Gardens/Chester Road

- 4.2 Update on current complaints – *Director of Regeneration and Neighbourhoods*
- 4.3 Appeal by Mr Tom Wilson, Briar Court, 59 Hutton Avenue, Hartlepool, TS26 9PW – *Director of Regeneration and Neighbourhoods*
- 4.4 Appeal by Easy Skips, Thomlinson Road, Hartlepool (H/2009/0689) – *Director of Regeneration and Neighbourhoods*

**5. LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006**

**EXEMPT ITEMS**

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in the paragraphs referred to below of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006

**6. ITEMS REQUIRING DECISION**

- 6.1 Enforcement Action – Nelson Farm – *Director of Regeneration and Neighbourhoods* (Para 5 and 6)

**7. ANY OTHER CONFIDENTIAL ITEMS WHICH THE CHAIRMAN CONSIDERS ARE URGENT**

**8. FOR INFORMATION**

Site Visits – Any site visits requested by the Committee at this meeting will take place immediately prior to the next meeting as detailed below .

Next Scheduled Meeting – Wednesday 19 May 2010 at 10.00 am in the Council Chamber, Civic Centre, Hartlepool

# **PLANNING COMMITTEE**

## **MINUTES AND DECISION RECORD**

31 March 2010

The meeting commenced at 10.00 a.m. in the Civic Centre, Hartlepool

**Present:**

Councillor: Rob Cook (In the Chair)

Councillors: Steve Allison, Kevin Cranney, Sheila Griffin, Pauline Laffey, Geoff Lilley, Frances London, George Morris and Carl Richardson

Officers: Richard Teece, Development Control Manager  
Richard Trow, Planning Officer  
Sarah Scarr, Landscape Planning and Conservation Manager  
Peter Frost, Traffic Team Leader  
Adrian Hurst, Principal Environmental Health Officer  
Kate Watchorn, Commercial Solicitor  
Jo Wilson, Democratic Services Officer

### **124. Apologies for Absence**

Apologies were submitted by Councillors Shaun Cook, Mary Fleet, Michelle Plant and Edna Wright.

### **125. Declarations of interest by Members**

None

### **126. Confirmation of the minutes of the meeting held on 3 March 2010.**

Confirmed

### **127. Planning Applications** (*Assistant Director (Planning and Economic Development)*)

**Number:** H/2009/0615

**Applicant:** MR S BELL  
GREENBANK STRANTON HARTLEPOOL

**Agent:** Browne Smith Baker LLP Mr Guy Holmes 11-12 Portland Terrace Newcastle upon Tyne

**Date received:** 13/01/2010

**Development:** Erection of 17 2 and 2.5 storey dwellings and associated infrastructure, (works include preparation of site and demolition of former Market Hotel Public House)  
(AMENDED PLAN RECEIVED)

**Location:** MARKET HOTEL LYNN STREET HARTLEPOOL

**Decision:** **Withdrawn from the Agenda**

---

**Number:** H/2009/0626

**Applicant:** MR S BELL  
GREENBANK STRANTON HARTLEPOOL

**Agent:** Browne Smith Baker LLP Mr Guy Holmes 11-12 Portland  
Terrace Newcastle upon Tyne

**Date received:** 24/12/2009

**Development:** Demolition of listed building

**Location:** MARKET HOTEL LYNN STREET HARTLEPOOL

**Decision:** **Withdrawn from the Agenda**

---

**Number:** H/2010/0039

**Applicant:** Hartlepool Borough Council  
Mr Alan Kell Civic Centre Hartlepool

**Agent:** Hartlepool Borough Council Mr Steven Abbey  
.Engineering Consultancy Bryan Hanson House

**Date received:** 11/02/2010

**Development:** Alterations to car park and grassed area adjacent to  
footpath to create coach park, drop off, layby and parking  
area with new access and retention of seven storage  
containers

**Location:** BRIERTON SPORTS COMMUNITY SCHOOL CATCOTE  
ROAD HARTLEPOOL

**Decision:** **Minded to APPROVE subject to the following**



**conditions but a final decision was delegated to the  
Development Control Manager in consultation with  
the Chair of the Committee**

**CONDITIONS AND REASONS**

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.  
To clarify the period for which the permission is valid.
2. The permission hereby granted in relation to the use of the coach park is valid until 31 March 2012 and that use shall cease on or before that date unless prior permission has been granted to an extension of this period.  
To enable the Local Planning Authority to reassess the use in the light of experience/in the interests of the amenities of the occupiers of nearby housing.
3. An acoustic fence of a height and design to be first submitted and agreed in writing by the Local Planning Authority shall be erected in the position shown marked red on the plan attached to this decision notice before the use of the coach park commences. Thereafter the fence shall be retained during the lifetime of the development.  
To minimise the effects of noise from coaches on the occupiers of nearby houses.
4. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.  
In the interests of visual amenity.
5. The development hereby permitted shall be carried out in accordance with the plans and details plan nos PR382/01, PR382/002, PR382/003 received by the Local Planning Authority on 25 January 2010, unless otherwise agreed in writing by the Local Planning Authority.  
For the avoidance of doubt.
6. A detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, provide for the screening of the acoustic fence required by condition 3 include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.  
In the interests of visual amenity.
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the completion of the development. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.  
In the interests of visual amenity.
8. The seven containers hereby approval shall be removed from the site and the land restored to its former condition on or before 31 March 2015 in

accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority unless prior consent has been obtained to an extension of this period.

The building is not considered suitable for permanent retention on the site.

9. Prior to the commencement of the development, a final management scheme for the operation of the coach park include movement of people (pupils and passengers) and vehicles (buses and coaches) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the management scheme shall be implemented strictly in accordance with the approved details whenever the coach park is being used for its intended purpose for the life of the development unless otherwise agreed in writing by the Local Planning Authority.  
Amenity and highway safety.

Members asked if consideration could be given separately to improving highway safety around the site including the possibility of a 20mph speed limit on Brierton Lane.

---

<b>Number:</b>	H/2010/0038
<b>Applicant:</b>	MR THORWOOD
<b>Agent:</b>	SL Planning Mr S Litherland 12 Cragstone Close Hartlepool
<b>Date received:</b>	25/01/2010
<b>Development:</b>	Application for a Certificate of Lawfulness for a Proposed Development comprising erection of a detached double garage, Associated driveway and front and rear walls.
<b>Location:</b>	42 BILSDALE ROAD HARTLEPOOL
<b>Decision:</b>	<b>Minded to APPROVE on the following basis but a final decision was delegated to the Development Control Manager in consultation with the Chair of the Committee following discussion with the Chief Solicitor</b>

- 1 It is considered that on the basis of the information submitted the erection of a double garage for the parking of vehicles and domestic storage, incidental to the enjoyment of 42 Bilsdale Road would be permitted development under the provisions of article 3 and Class E in Part 1 of the Schedule to the Town & Country Planning (General Permitted Development) Amendment No.2 England Order 2008.
2. It is considered that on the basis of the information submitted the creation of a driveway for purposes incidental to the enjoyment of 42 Bilsdale Road would be permitted development under the provisions of article 3 and Class F in

Part 1 of the Schedule to the Town & Country Planning (General Permitted Development) Amendment No.2 England Order 2008.

3. It is considered that on the basis of the information submitted that the proposed erection of a 1.8m high wall to the rear and a 0.9m high to the front of 42 Bilsdale Road would be permitted development under the provisions of article 3 and Class A in Part 2 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995

**128. Appeal by Mr K Napper Appeal Ref: APP/H0724/D/10/2123401 Site at: 10 Northwold Close, Hartlepool, TS25 2L** *(Assistant Director (Planning and Economic Development))*

Members were advised that a planning appeal had been lodged against the refusal of Hartlepool Borough Council to allow the erection of a first floor bedroom and bathroom extension above garage, erection of a single storey side and rear lounge, kitchen and study extension, provision of a pitched roof to front and porch and erection of boundary wall to rear and side boundaries at 10 Northwold Close. The appeal would be determined by written representations. Authority was requested to contest the appeal.

**Decision**

That authority be given to contest the appeal.

**129. Appeal by Mr J Crow Site at Crows Meadow Farm, Dalton Back Lane, Hartlepool (H/2009/0671)** *(Assistant Director (Planning and Economic Development))*

Members were advised that a planning appeal had been lodged against the refusal of Hartlepool Borough Council to allow the formation of a new access and associated works at Crows Meadow Farm, Dalton Back Lane, Hartlepool. The appeal would be determined by written representations. Authority was requested to contest the appeal.

**Decision**

That authority be given to contest the appeal.

**130. Update on Current Complaints** *(Assistant Director (Planning and Economic Development))*

Members' attention was drawn to 32 current ongoing issues. Members commented upon the following issues:

- Officer monitoring recorded waste being tipped on an industrial unit

in Usworth Road – the Development Control Manager advised that Officers were liaising with other relevant officers on the matter

- A neighbour complaint regarding building works including the erection of a shed on an allotment to the rear of Stanmore Grove – A member asked if Member training on the issues surrounding allotment development could be provided
- A Councillor complaint regarding the display of adverts on a retail unit in Clavering Road – a member requested an update on this

A neighbour complaint regarding the spread of temporary classrooms sited on a school playing field in Owton Manor Lane – the Development Control Manager indicated that officers were ascertaining whether planning permission had been sought/was required.

### **Decision**

That the report be noted

## **131 Member Training** (*Assistant Director (Planning and Economic Development)*)

The Planning Code of Practice, introduced in 2009, indicates that Members newly elected to the Council and those serving upon Planning Committee without prior training should undertake a recognised training event on planning to enable them to fully take part in the decision making process of the Council. Periodic training events for Councillors on planning must also be provided. Most recently as September 2009 a number of training events had taken place. However, in light of the requirements within the new Code of Practice it was felt that a more structured form of training should take place from the start of the municipal year. This could involve a training event centred on the principles of the Code of Conduct to be provided by in-house trainers from the Development Control, Legal and Urban Policy teams as soon as possible after confirmation of the Planning Committee membership for 2010/11. More topical training on recent changes in legislation or planning issues could then be provided midway through the year. Finally it was suggested that a site visit to sites currently in development or recently developed take place to see what lessons could be learnt. In fact a site visit to the TERRC and Seaton Meadow sites was planned for April 2010. Members would be required to undertake at least one relevant course of certified training within a one year period in order to enable them to take part in Planning Committee decisions, either as a permanent member of the committee or a substitute.

Members acknowledged the importance of training as a way to enable members to discharge their duties as Planning Committee members more effectively and efficiently. However concerns were raised that making all training sessions compulsory could discourage members from

volunteering to join the Planning Committee or agree to substitute for existing members due to the commitment and time involved. It was felt that permanent members, and substitutes, of Planning Committee should be required to attend induction training at least every two years before they made decisions on planning applications. This training would be offered to all Councillors and would take place as soon as possible after Annual Council when the membership of the Committee would be confirmed but before the first scheduled meeting of the Planning Committee for 2010/11. Officers would schedule a group training event, however one-to-one training would also be made available to any members who were unable to attend. Further training throughout the year would be in the terms identified above (i.e. 2 events) with Members encouraged to attend. Updates would be sent out to Planning Committee members and substitutes who could not attend these events for information. These arrangements would be monitored on a trial basis.

Discussion also took place regarding the duration of Planning Committee meetings. Members referred to rules used for Council meetings whereby they were automatically adjourned after 3 hours and requested that these be adopted for future Planning Committee meetings. Should the meeting be adjourned it would then be reconvened at 10am the following Wednesday. These arrangements would be adopted for the next 3 meetings on a trial basis.

### **Decision**

- I. That a compulsory Planning Committee induction be scheduled between Annual Council and the first meeting of the Planning Committee to be offered to all Councillors
- II. That it be made compulsory for Members who did not attend the Planning Committee induction in 2009 to attend this induction before making decisions on planning applications both as a permanent member of the committee or a substitute.
- III. That the next 3 meetings of Planning Committee be adjourned after 3 hours and reconvened the following Wednesday at 10am should this be required.

## **132. Review of Windows in Conservation Areas Policy** (Assistant Director (Planning and Economic Development))

In February 2009 the Planning Committee agreed a policy relating to windows in conservation areas, whereby residents were permitted to use modern materials when replacing windows providing certain design criteria were met. Residents in all conservation areas were made aware of the policy, firstly by letter and more recently through a series of leaflets outlining the change in policy and providing details on the repair and maintenance of traditional windows. Since the introduction of the policy 7

applications had been submitted for replacement UPVC windows with a further four applications for timber windows. These numbers represented a very small proportion of the 900 properties in Hartlepool's conservation areas. Before and after photographs of properties where UPVC sliding sash windows had been installed were appended to the report along with a copy of the policy.

Members raised concerns about the possible cost variations in applications which might be received. The need to stick to the policy agreed in February 2009 was highlighted, particularly given the length of time and effort which had been spent formulating it. Members referred to other local authorities such as York which regularly allowed such alterations without planning permission. However it was felt that English Heritage would be less inclined to turn a blind eye to such occurrences in Hartlepool as they would to York. A list of approved contractors was also suggested but this could lead to those businesses on the list increasing their prices. The Development Control Manager advised that a copy of the report would be sent to English Heritage and further guidance requested on how these matters were being dealt with elsewhere

### **Decision**

That the review of the policy be noted and officers continue to monitor the impact of the policy on the conservation areas.

## **133. Any Other Items which the Chairman considers are urgent**

The Chairman ruled that the following items should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B)(4)(b) of the Local Government Act 1972 in order that the matter could be dealt with without delay:

Minute 134 – Britmag Appeal

Minute 135 – Changes to Permitted Development – *Assistant Director (Planning and Economic Development)*

Minute 136 – Planning Policy Statement 5

## **134. Britmag Appeal**

The Development Control Manager advised that the Secretary of State for Communities and Development had overturned the Planning Inspector's decision to refuse the application by Starford Holdings for residential development, open space and associated means of access on the site of the former Magnesia Works on Old Cemetery Road. Discussions had previously taken place between Council officers and representatives of Starford Holdings and site clearance would be progressed as soon as

possible. A copy of the decision notice was tabled for members' attention.

#### **Decision**

That the update be noted

### **135. Changes to Permitted Development** *(Assistant Director (Planning and Economic Development))*

From 6<sup>th</sup> April 2010 new planning legislation would come into force which should reduce the number of planning applications. This would allow industrial premises, offices, shops and schools to quickly and easily undertake minor developments without the need for planning permission. A copy of the new legislation was tabled for Members' information. It was estimated that these and future reforms would save up to £180 million a year for developers.

#### **Decision**

That the report be noted

### **136. Planning Policy Statement 5**

Members were advised that a new planning policy statement relating to listed buildings, conservation areas and archaeology had recently been released by the Department for Communities and Local Government. The aim of the policy was to streamline the system by referring to these structures now as 'heritage assets'. There would be a need to identifying their significance and put this information on a historical record database. People could then research this database before making planning applications. A copy of the policy statement would be sent out to members for information.

#### **Decision**

That the update be noted.

### **137. Local Government (Access to Information) (Variation Order) 2006**

Under Section 100(A)(4) of the Local Government Act 1972, the press and public were excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in the paragraphs referred to below of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006.

Minute 138 – Tall Ships Event – Late Opening Issues (Para 5 – namely

information in respect of which a claim to legal professional privilege could be maintained in legal proceedings).

Minute 140 – Youngs Development at Graythorp

- 138. Tall Ships Event – Late Opening Issues** (*Assistant Director (Planning and Economic Development)*) This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely Para 5 – information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

Members were advised of a request for advice from licensing colleagues. Details are provided in the closed section of the minutes.

#### **Decision**

Detailed in the closed section of the minutes

- 139. Any Other Exempt Items which the Chairman considers are urgent**

The Chairman ruled that the following items should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B)(4)(b) of the Local Government Act 1972 in order that the matter could be dealt with without delay:

Minute 140 – Youngs Development at Graythorp

- 140. Youngs Development at Graythorp**

Details are provided in the closed section of the minutes

The meeting returned to open session

- 141. Assistant Director (Planning and Economic Development)**

The Chair highlighted that this was the last Planning Committee meeting before the Assistant Director's retirement from the authority. On behalf of the Committee he thanked him for all his efforts and applauded the dedication he had given to the Committee as a whole and to individual members. He would be sorely missed and a hard act to follow. Members echoed these sentiments praising his hard work and commitment. They wished him luck for the future.

The meeting concluded at 11:40am

CHAIRMAN



**No:** 1  
**Number:** H/2010/0105  
**Applicant:** MR K HALL PEEL HOUSE MAIN STREET PONTELAND  
 NEWCASTLE UPON TYNE NE20 9NN  
**Agent:** MR K HALL BELLWAY HOMES (NE) LTD PEEL HOUSE  
 MAIN STREET PONTELAND NE20 9NN  
**Date valid:** 02/03/2010  
**Development:** Residential development comprising the erection of 19  
 houses and garages (amendment to previously approved  
 scheme for 13 houses)  
**Location:** LAND AT AREA 6/7 MERLIN WAY HARTLEPOOL

---

### The Application and Site

1.1 The application site is located at the northern end of Middle Warren between the A179 (West View Road) and Merlin Way.

1.2 To the north is the A179 dual carriageway which is separated from the housing to the south by a wide landscaped buffer zone. Neighbouring properties comprise a variety of detached and semi-detached new dwellings together with apartments on Merlin Way. The newly developed local centre to the west provides a public house, small supermarket (Sainsbury) hot food takeaway and bookmakers. Medical services are provided within the nearby Hartfields (Joseph Rowntree Foundation) development.

1.3 The site which currently has consent for 13 detached dwellings includes land in Silverbirch Road and Poppy Close.

1.4 The area is currently undeveloped and building work has ceased on this part of the site.

1.5 The current proposal which has been submitted as a full application for planning permission involves the erection of 19 new dwellings (3 detached and 8 pairs of semi-detached) in place of the 13 detached dwellings previously approved.

1.6 All of the new dwellings have garages and driveways, most within curtilage.

1.7 The road layout is as existing.

### Publicity

1.8 The application has been advertised by way of neighbour letters (30). Site notices (2) and press notice. To date 3 letters of objection have been received.

The objections include:

- a) density is out of keeping with the spatial layout of adjacent plots
- b) the application goes against the previous planning decision (January 2010)

- c) will result in reduction of parking spaces and increase on-street parking on narrow road
  - d) increase in traffic on congested road
  - e) Bellway appear to be splitting the 'phases' on the site – this may set a precedent and increase number of houses on adjacent sites resulting in overcrowding and over population
  - f) Bellway have not carried out any consultation with residents
  - g) is at odds with Local Plan
  - h) adverse impact on visual amenity and on character of the area
  - i) unsatisfactory parking arrangements
  - j) street scene would be dominated by car parking
  - k) limited open space to front of properties
- Copy letter C

**The period for publicity has expired.**

### **Consultations**

1.9 The following consultation replies have been received:

**Traffic & Transport** – no objections considers the parking provided to be acceptable

**Head of Public Protection** – no objections

**Northumbrian Water** – No response received

**Engineering Consultancy** – no objections

### **Planning Policy**

1.10 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

GEP7: States that particularly high standards of design, landscaping and woodland planting to improve the visual environment will be required in respect of developments along this major corridor.

Hsg5: A Plan, Monitor and Manage approach will be used to monitor housing supply. Planning permission will not be granted for proposals that would lead to the strategic housing requirement being significantly exceeded or the recycling targets not being met. The policy sets out the criteria that will be taken into account in considering applications for housing developments including regeneration benefits, accessibility, range and choice of housing provided and the balance of housing supply and demand. Developer contributions towards demolitions and improvements may be sought.

Hsg9: Sets out the considerations for assessing residential development including design and effect on new and existing development, the provision of private amenity space, casual and formal play and safe and accessible open space, the retention of trees and other features of interest, provision of pedestrian and cycle routes and accessibility to public transport. The policy also provides general guidelines on densities. In general, the net density of developments should be at least 30 dwellings per hectare, but higher densities will be sought on sites close to the town centre or readily accessible to public transport.

Tra16: The Council will encourage a level of parking with all new developments that supports sustainable transport choices. Parking provision should not exceed the maximum for developments set out in Supplementary Note 2. Travel plans will be needed for major developments.

## **Planning Considerations**

1.11 The main planning considerations in this case are the appropriateness of the proposal in terms of the original Middle Warren Master Plan, the policies and proposals contained within the Hartlepool Local Plan 2006, regional and national government policies and guidance and the emerging Local Development Framework, the impact of the development on the surrounding area and on the amenities of nearby residents, highway safety, parking and the design of the scheme itself.

### **The Middle Warren Master Plan 1997**

1.12 Outline planning permission was granted for the development of Middle Warren in March 1997. The application approved related to residential development with associated open space, community use and shops. The development of the site was to be carried out in accordance with the framework and principles of an agreed Master Plan, landscaping strategy and phasing plan.

1.13 The Master Plan envisaged a comprehensive community developed over a 30 year period. The proposed development was for 2000 dwellings which were to be predominantly private housing of a mix of designs and sites ranging from low cost accommodation to large detached executive dwellings.

## Principle of Development

1.14 The site lies within the limits to development as set out in the Hartlepool Local Plan 2006. Outline planning consent was first applied for in 1995 (H/OUT/0148/95) for the residential development of Middle Warren. A large number of planning and reserved matters applications have subsequently been submitted and approved for the various phases of this large development. These applications include plans for the current site (H/2006/0784 and H/2008/0686).

1.15 In this particular case, the proposal for the substitution of house types and the increase in numbers, on a site allocated and approved for housing is therefore considered to be in accordance in principle with Local Plan policies in particular in relation to density as set out in Policy Hsg9.

## Design of the Scheme

1.16 The proposed development which seeks to provide 3 detached houses and 8 pairs (16) semi detached houses is located at the northern end of Middle Warren and will provide 6 dwellings on Silverbirch Road and 13 dwellings in Poppy Close (all of Poppy Close).

1.17 The proposed development will make use of the existing road layout, services and utilities which are already in place.

1.18 Each house will have front and rear gardens together with a garage and parking space/driveway. Most of these are within curtilage.

1.19 Whilst the number of dwellings has increased from 13 to 19, there are various similarities of design with previously approved developments elsewhere within Middle Warren. The size of the proposed dwellings and garden areas compares favourably with various other areas of the estate, e.g. Rosebud Close to the west, Speedwell Close to the south east and some parts of Silverbirch Road itself. A number of the abovementioned properties have small/very small front gardens. The terraced houses in Speedwell Close, which have no garages, have parking spaces in blocks to the front of the dwellings.

1.20 It should be noted that there are many houses within the Middle Warren area, e.g. Merlin Way immediately to the south of the application site, which have large areas of tarmac/block paving to the front, some with relatively small front gardens. Most of these properties also have double driveways to the front of the houses. This can lead to a streetscene dominated by parked cars.

1.21 The proposed dwellings are well distanced from neighbouring properties and meet the Council's guidelines for separation distances and overlooking.

1.22 It should be noted that this current application covers approx half of the area of the application (H/2009/0497) which was refused in January 2010.

1.23 In view of the above, it is considered that it would be unlikely that an objection could be sustained for the proposal in terms of siting and design.

## **Highway Safety**

1.24 The Council's Highway Engineer has offered no objections to the proposed scheme provided that all roads and footways are constructed to an adoptable standard in accordance with the Council's Design Guide and Specification for Residential Estates.

1.25 The level of parking provided within the scheme is acceptable and compares favourably with parking requirement throughout the town. Some of the objections received refer to the increase in traffic that would be generated as a result of the development which would lead to congestion and highway safety problems. The existing roads and proposed driveways/parking spaces meet the criteria set out in the above mentioned highway specification which is published and updated by the Hartlepool Borough Council in conjunction with neighbouring Local Authorities. In view of this it is unlikely that an objection could be sustained on highway safety grounds.

## **Conclusion**

1.26 The proposed development is considered to be in accordance with national and local policies and in terms of layout, design, amenity and highway safety, it is considered to be both appropriate and acceptable.

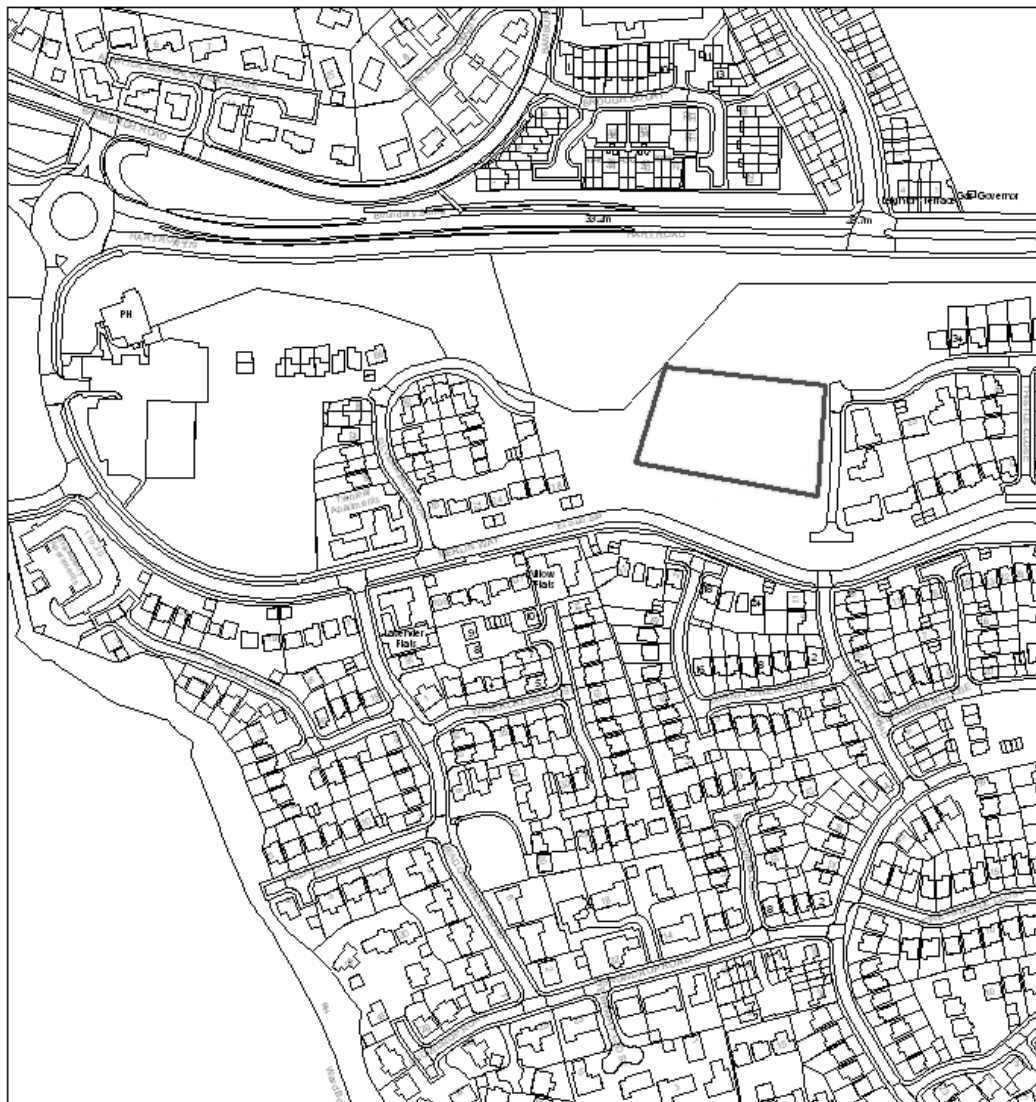
**RECOMMENDATION** – APPROVE, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.  
To clarify the period for which the permission is valid.
2. Notwithstanding the submitted details: 1) the external finishing materials ; 2) walls, fences and other means of enclosure; 3) the finished floor levels; 4) method for disposal of surface water land drainage; and 5) provision of retaining walls shall be in accordance with final details to be first submitted to and approved in writing by the Local Planning Authority.  
For the avoidance of doubt.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), the dwelling(s) hereby approved shall not be extended in any way without the prior written consent of the Local Planning Authority.  
To enable the Local Planning Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential property.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure, shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road, without the prior written consent of the Local Planning Authority.  
To enable the Local Planning Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential property.

5. A detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.  
In the interests of visual amenity.
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.  
In the interests of visual amenity.



### Land at Area 6/7 Merlin Way



Copyright Reserved Licence 1000233902008

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

<b>HARTLEPOOL</b> <b>BOROUGH COUNCIL</b>	DRAWN <b>GS</b>	DATE <b>15/04/10</b>
	SCALE <b>1:3000</b>	
<b>Department of Regeneration and Planning</b> Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO <b>H/2010/0105</b>	REV

**No:** 2  
**Number:** H/2010/0124  
**Applicant:** TDSOB Rugby Club WILTSHIRE WAY HARTLEPOOL  
TS26 0TB  
**Agent:** Mr A Thomas 23 Thetford Road HARTLEPOOL TS25  
2JG  
**Date valid:** 01/03/2010  
**Development:** Temporary use as a caravan/motor home site for the  
duration of the Tall Ships Race event 2010.  
**Location:** T D S O B Rugby Club WILTSHIRE WAY  
HARTLEPOOL

---

### The Application and Site

2.1 The application site is the TDSOB rugby club field, the application proposes to accommodate up to 300 mobile caravans for visitors to the Tall Ships race between 7 and 11 August 2010.

2.2 It is proposed to utilise the existing entrance from Wiltshire Way and a plan detailing the layout of the caravans has been supplied, this will be made available at the Planning Committee.

2.3 It is proposed to site a temporary shower and toilet block on the site, adjacent to the entrance to the field.

2.4 A full time site manager is to be provided to manage arrivals, day-to-day site duties and departures. The site manager would be stationed on the facility full time.

### Publicity

2.5 The application has been advertised by way of neighbour letters (209), site notice (2) and press notice. To date 26 letters of no objection, 9 letters of objection, and 3 letters with comments have been received.

The objections and comments include:

1. worried about the welfare of children
2. influx/increase in traffic
3. noise and unrest
4. mess/litter/waste
5. damage that would be done to the playing fields
6. possible burglaries
7. damage to cars
8. close proximity to residential properties
9. increase in the risk of accidents occurring



10. objector was informed by a Councillor that there are strict conditions applied to the use of the land by the club and that use was to be sport, if the club breaks the lease the lease could be terminated
11. anti-social behaviour
12. concerns regarding siting of the toilet/shower across from housing, should be closer to the welfare club
13. once consent is given it opens the 'door' for future applications.
14. there needs to be a large sign stating no parking in private parking spaces
15. view will be lost
16. concerns regarding people parking in front of residential properties, particularly when the residents are disabled
17. BBQ's, loud music
18. toilet waste
19. strangers in area
20. congested traffic
21. disruption to access
22. drinking alcohol
23. The site is not suitable for caravan/motor home as it does not have facilities. i.e. there are no fresh running water or chemical waste disposal available, there are no toilet facilities. This is a residential area and it is not suitable for the proposed use

Copy letters A.

The period for publicity has expired.

## Consultations

2.6 The following consultation replies have been received:

**Head of Public Protection**– No objection to this application subject to it being a temporary approval. A caravan site licence is required under the Caravan Sites and Control of Development Act 1960. The Public Protection team has received an application which is being processed.

**Traffic & Transportation** – Due to the temporary nature of this application, there are no objections.

**Engineering Consultancy** – There are no past or present potentially contaminative uses on the site in question. Historically, the site has been Greenfield/agricultural and later developed into the existing grassed playing field/s. Although the proposed end-use can be considered sensitive to contamination; It is advised that due to the sites historical use, and the proposed temporary use, a preliminary risk assessment or a contaminated land condition would not be required.

Concerns have been raised regarding the proposal in terms of potentially contaminating the site from bonfires and waste; this may be in Environmental Protection's remit.

Additionally, an open cut stretch of water exists along the eastern edge of the site. It must be ensured that this watercourse and the flows within it are not disturbed by the proposal.

**Community Services** – Welcomes the initiative as a contribution by the Club to assist the town to provide much needed additional accommodation in readiness for the Tall Ships Races in August 2010. The submission is a temporary one and does not therefore pose a conflict in terms of long term use of the site as a sports pitch. However the applicant should not overcrowd the site and remedial measures should be in hand should the playing surfaces be adversely affected, this could certainly be a high risk if the weather was inclement.

**Head of Property Services** – Supports the application but raises concern that the number of caravans they propose is excessive and the shower and WC facilities too limited, and there is only one access into the site.

**Cleveland Police** – Comments regarding reducing the risk of criminal activity on the site.

**Sport England** – The playing fields will be used as a caravan site for the duration of the tall ships event, then returned to playing field. Providing permission granted is a temporary one (tied to the duration of the event) and the site owner keeps a reserve fund from proceeds to repair any damage to the fields then the proposal is considered to meet the following exceptional circumstance in that:

The playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location subject to equivalent or better management systems.

**Northumbrian Water** – No objection

## Planning Policy

2.7 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking

schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

Hsg13: States that proposals for the development of additional land for mobile homes will only be approved on land within the urban fence which is not allocated for permanent development, is not protected open space and which is accessible to public transport, schools and other local facilities. Substantial landscaping of the site will be required.

Rec4: Seeks to protect existing areas of outdoor playing space and states that loss of such areas will only be acceptable subject to appropriate replacement or where there is an excess or to achieve a better dispersal of playing pitches or where the loss of school playing field land does not prejudice its overall integrity. Where appropriate, developer contributions will be sought to secure replacement or enhancing of such land remaining.

Rec5: Identifies this location for the development and improvement of sports pitches.

### **Planning Considerations**

2.8 The main planning considerations in this case are the appropriateness of the proposal in terms of the policies and proposals contained within the Hartlepool Local Plan, the effect on the playing field, the effect of the proposal upon the amenities of occupants of nearby residential properties in terms of noise and disturbance and highway safety.

### **Policy**

2.9 The Council seeks to protect existing play areas however given the temporary nature of the use it is not considered that this application would be contrary to Local Plan Policies.

2.10 Sport England has assessed the application and based on the temporary nature of the proposal and that the agent has confirmed that the club will repair the fields if necessary have no objection to the scheme.

2.11 The Council's Assistant Director of Community Services also welcomes the scheme as a contribution by the Club to assist the town to provide much needed additional accommodation in readiness for the Tall Ships Races in August 2010. The submission is a temporary one and does not therefore pose a conflict in terms of long term use of the site as a sports pitch.

2.12 The Council's Economic Development and Tourism team support the proposal, which they consider would help to provide much needed additional accommodation for The Tall Ships Races in the form of caravan/motorhome facilities. The Tall Ships Project Manager also has no objection to the scheme.

### Amenity

2.13 The illustrational layout plan which has been provided by the agent does detail that there is capacity for 370 caravan pitches, however the agent has confirmed they only require up to 300, this can be controlled by condition.

2.14 It is proposed to site the sanitary accommodation north of the existing access. These facilities would partially be screened by existing trees and containers which are between the field and Wiltshire Way. The Public Protection team have no objection to the location of these facilities.

2.15 Concerns have been raised regarding the potential for noise, disturbance and litter, it should be acknowledged that there will be increased activity associated with this use however the application has been assessed by the Public Protection team who have raised no objection to the proposal.

2.16 Concerns have also been raised by neighbouring residents regarding potential for anti-social behaviour. Cleveland Police have recommended that security is present on site and that access is controlled to reduce the risk of criminal activity onsite. The agent has confirmed that a full time site manager is to be provided to manage arrivals, day-to-day site duties and departures. The site manager would be stationed on the facility full time.

2.17 The application site is bounded by typical fencing for a playing field, it is recommended by the Police that the existing boundary fence is not breached, the agent has confirmed that the existing access is proposed to be utilised and no new accesses would be created.

2.18 Cleveland Police also recommend that consideration is given to additional lighting of the site to improve safety and security. The agent has confirmed that there is existing floodlighting on the site which could be utilised.

2.19 A caravan site license is required to be obtained from the Council's Public Protection Team it is understood that an application for the license is currently being processed and Public Protection have no objection to the proposal.

2.20 There are trees around the boundary of the application site, however the Council's Arboricultural Officer has assessed the scheme and does not consider this application to be detrimental to the health of the trees.

### Highways

2.21 A number of concerns have been raised regarding the increase in traffic and use of the existing access, however no objections have been received from the Head of Traffic and Transport who is satisfied that the temporary use of the site and the use of existing access is acceptable.

2.22 Concerns have been raised by neighbouring residents regarding parking in front of neighbouring properties, the agent has confirmed that they are willing to use pitches identified as 300 – 370 as car parking spaces, each pitch could

accommodate 2 vehicles. Therefore in addition to each of the 300 pitches accommodating a vehicle and a caravan a minimum of 140 additional car parking spaces could be provided onsite. Traffic and Transportation have confirmed they have no objection to this being conditioned.

### Other Issues

2.23 Concerns have been raised by the Council's Engineering Consultancy team regarding the proposal in terms of potential contamination of the site from bonfires and waste; it has been confirmed by Environmental Protection that whilst there are no site conditions which relate to bonfires there is a condition which does relate to waste removal which states that adequate provision shall be made for the storage, collection and disposal of refuse. A condition can be attached to the planning approval to restrict open burning.

2.24 Additionally the Engineering Consultancy team have identified that an open cut stretch of water exists along the eastern edge of the site and that it must be ensured that this watercourse and the flows within it are not disturbed by the proposal. It is considered that this can be controlled by planning condition.

### Conclusion

2.25 It is considered that the temporary use of the playing for accommodation of caravans for the duration of the Tall Ships event would not have a significant detrimental affect on the surrounding area, and based on the above consideration approval is recommended.

### **RECOMMENDATION – APPROVE subject to the following conditions:-**

1. The hereby approved use shall relate to the accommodation of up to 300 caravans only and shall be carried out between 7 and 11 August 2010 and at no other time.  
The use is not considered suitable as a permanent use of the land
2. The land to which this permission relates shall be restored to its former condition and the temporary sanitary facilities shall be removed from the site within 1 week from the cessation of the use, unless otherwise agreed in writing by the Local Planning Authority.  
The facilities are not considered suitable as a permanent use of the land.
3. The pitches numbered 300 - 370 as indicated on the layout plan received on the 1st March 2010 shall be used for car parking for the duration of the hereby approved use.  
In the interests of the amenities of the occupants of neighbouring properties and highway safety.
4. The watercourse along the eastern edge of the site shall be kept clear and its flows shall not be disturbed for the duration of the hereby approved use.  
To prevent pollution of the water environment.
5. For the avoidance of doubt no trees shall be removed from the site.  
In the interest of visual amenity.
6. There shall be no burning on the site of waste or any other materials.

In the interests of the amenities of the occupants of neighbouring properties and to avoid potential contamination of the site.



### TDSOB Rugby Club



Copyright Reserved Licence 1000233902008

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

<b>HARTLEPOOL</b> <b>BOROUGH COUNCIL</b>	DRAWN <b>GS</b>	DATE <b>15/04/10</b>
	SCALE <b>1:3000</b>	
<b>Department of Regeneration and Planning</b> Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO <b>H/2010/0124</b>	REV

**No:** 3  
**Number:** H/2010/0106  
**Applicant:** CLEVELAND COLLEGE OF ART AND DESIGN GREEN  
 LANE MIDDLESBROUGH TS5 7RJ  
**Agent:** Niven Architects Mr Adrian Williams 41 Coniscliffe Road  
 Darlington DL3 7EH  
**Date valid:** 18/02/2010  
**Development:** Listed building consent for alterations to entrance to the  
 Archive Building, new link corridor to the rear of the  
 building and internal alterations  
**Location:** LEADBITTER AND ARCHIVE BUILDINGS STOCKTON  
 STREET HARTLEPOOL

---

### The Application and Site

3.1 The application site consists of a pair of linked Grade II listed buildings, (Leadbitter and Archive Buildings), located at the junction of Stockton Street and Upper Church Street in the centre of Hartlepool. The site is located within the Church Street Conservation Area.

3.2 The buildings were listed in 1985 and are described respectively in the listing as follows:

“Public Library and former newsroom; 1894 on plaque in west gable; by J.W. Brown, Borough Engineer. Rear Extension of 1914 by N.F. Dennis, Borough Engineer. Red brick with ornamental terracotta dressings and plain clay tiled roofs each with 2 ventilation lanterns to ridge. ‘L’ Plan with Principal front of Library facing Clarence Street (North); Former newsroom faces Clarence Road (West). Northern Renaissance Style. 2 Storeys to Library; balanced asymmetry. First-floor windows are separated by simple half-lozenge pilaster strips continued through parapet to diminutive urn finials. Ornamented 3-Centred arched heads to windows in gable end. Dentilled eaves cornice and first floor sill string. Shaped gables to front and gable end, the latter having circular window. Single-storey 6-bay newsroom has doorway in left bay, with 4-panelled double doors and fanlight with glazing bars, under round-arched opening in pilaster and entablature surround having swan neck pediment with urn finial. Bays defined in parapet by half-lozenge pilaster strips with urn finials. Dentilled eaves cornice. 3-centred arched windows. All windows are transformed of cross-windows, in architraves.”

“Former Police Station and Court, 1871 by W. Crozier, county surveyor. Brick with stone dressings, Welsh slate roof and stone gable copings. 3 Storeys and basement; 6 Bays, the 3<sup>rd</sup> and 4<sup>th</sup> projecting slightly under pediments; symmetrical. Single and paired round-headed ground-floor windows have pilastered and keyed archivolt. Segmental and triangular pediments to first floor windows. Mullioned tripartite openings to end bays. Eared and shouldered architraves to 2<sup>nd</sup> floor windows. All windows have sashes and bracketed sills. Bracketed hoods on panelled pilasters to doorways in 2<sup>nd</sup> and 5<sup>th</sup> bays. 4-panelled door and fanlight to 2<sup>nd</sup> bay; 5<sup>th</sup> bay now

holds window. Plinth. Moulded eaves cornice. 3 stacks having stepped cornices and white brick dressings; stack to right rebuild. 2-storey rear extension in similar manner and detail. Included for group value.”

3.3 The buildings are currently used as Offices by the Borough Council. Parts of the building have been modernised but they also retain many original features. The Borough Council has recently agreed to sell the buildings, and part of the car park to the north, to Cleveland College of Art & Design. It is understood the sale is proceeding. The current application will allow for their use of the building.

3.4 To the east across a narrow access way are the Municipal Buildings which are also Grade II listed and beyond that the Grade II\* listed Christ Church and the Grade II listed Sir William Grey Monument. To the north is a car park. To the west is Stockton Street on the other side of which is a small square and the offices of Hartlepool Mail. To the south is Upper Church Street on the opposite side of which are various commercial properties and Cleveland College of Art & Design.

### **The application**

3.5 The application has been submitted by Cleveland College of Art & Design which currently has Campuses on the south side of Church Square and at Green Lane in Middlesbrough. The College has operated successfully from the Church Square Campus and was rated as outstanding in a recent Ofsted report. The College has identified a need to invest in both campuses to meet the growing demands of students and courses. The proposed acquisition of the buildings, conveniently located adjacent to the main Campus will accommodate the Colleges need to expand.

3.6 It is also proposed to undertake various external and internal alterations to accommodate an educational use and the main elements of these are described below. The plans have been amended during the consideration of the application to account for slight discrepancies and to accommodate changes to the main external elements, the link corridor and entrance feature. The applicant has sought to limit the scope of the works to minimise alterations to the original buildings.

3.7 Externally the alterations are limited to the south and east side of the building. On the south side an existing single storey entrance, a later addition to the building, will be altered and clad in a colour coated metal panels to create a distinctive contemporary new main entrance to the building. A high wall will also be removed in this area opening up views of the ground floor of the building. (This wall appears to have a structural supporting function and clarification of the treatment in this area is currently the subject of discussion). A low planter wall at the entrance will also be altered. To the east side of the building a small brick single storey link corridor extension will be formed between two rear projections, a window opening blocked and louvers extended on an existing opening. A redundant access ramp will be removed. The principle elevations of the building, west (Stockton Street) and North (towards the Marina) will be unaltered.

3.8 Internal alterations include the provision of a lift, the insertion and removal of various internal walls/glazed partitions, the blocking up and widening of various



openings, the creation of new door openings, replacement doors and the addition of suspended ceilings in various locations, removal of a small stair, new lighting and general refurbishments.

### **Related Applications**

3.9 H/2010/0108 Use for educational purposes, alterations, new main entrance feature new link corridor to rear and internal alterations.

3.10 The above application for planning permission for the works is also before members on this agenda for consideration.

### **Recent Planning History**

3.11 H/LBC/0274/04 Listed building consent for alterations to improve office accommodation and enhance disabled access including provision of lift. Approved August 2004.

3.12 H/HDC/0195/95 Change of use to offices. Approved July 1995.

3.13 H/LBC/0127/95 Listed Building Consent including re-roofing, new roof lights, internal alts and bricking up of two windows. The above application for listed building consent in connection with the above office conversion was approved in May 1995.

3.14 H/LBC/0053/95 Listed building consent for alterations including reroofing and cleaning of brickwork and demolition of rear electronic meter room. Approved March 1995.

### **Publicity**

3.15 The application was originally advertised by site notice, neighbour notification and in the press. The amended plans were advertised by neighbour notification. The time period for representations has expired. Six representations were received. Five writers make the following comments.

1. External features represent a confused approach, the link corridor and entrance should be given further consideration.
2. The design of the link corridor should be amended.
3. The proposed new entrance feature is of a poor design which neither complements nor contrasts with the existing building, it is of a less appealing appearance than the existing entrance and neither enhances or improves the listed building.
4. Can't the entrance feature reflect the design of the doorways at the top of the steps.
5. Care needs to be taken to ensure original features are not lost or damaged.
6. One writer asks what became of the old bookcases.
7. The amended entrance is no improvement. It resembles a portacabin attached to the side of the building. The council wouldn't allow it on an allotment.

8. The council should encourage the applicant to come up with a more sympathetic design which would improve the listed building.
9. If the existing doorway were retained at least that would not spoil the visual appearance of the building. This would be the best and easiest solution.

3.16 One writer objects to the application and raises the following issues:

1. The proposal is inappropriate, unjustifiably compromises and is harmful to the listed buildings and the character and setting of the group of listed buildings in Church Square.
2. The design of the rear corridor should be amended to copy the existing building.
3. The new main entrance shows a total disregard for the listed building, the listed buildings in the area and the building styles of the Church Street conservation area. The design lacks imagination and respect for the historic surroundings.
4. Looks to the Council to carry out its Civic Duty as custodians of our heritage, but recent decisions do not inspire confidence.

#### **COPY LETTERS D**

The period for publicity has expired.

#### **Consultation Responses**

3.17 The following consultation replies have been received

**Head of Property Services** - No comment.

**English Heritage** - No comments received.

**Society for the Protection of Ancient Buildings** - No comments received.

**Twentieth Century Society** - No comments received

**Victorian Society** - No comments received

**Council for British Archaeology** - No comments received

**Georgian Group** - No comments received

**Ancient Monument Society** - No comments received

#### **Planning Policy**

3.18 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

Com1: States that the town centre will be developed as the main shopping, commercial and social centre of Hartlepool. The town centre presents opportunities

for a range of commercial and mixed use development subject to policies Com2, Com8 and Com9. Proposals for revitalisation and redevelopment should improve the overall appearance of the area, and also public transport, pedestrian and cycleway facilities and linkages. The Borough Council will encourage the enhancement of existing or creation of new open spaces and will seek to secure the reuse of vacant commercial properties including their use for residential purposes. Proposals for A3, A4 and A5 uses will be subject to policies Com12 and Rec13 and will be controlled by the use of planning conditions.

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

GEP7: States that particularly high standards of design, landscaping and woodland planting to improve the visual environment will be required in respect of developments along this major corridor.

HE1: States that development will only be approved where it can be demonstrated that the development will preserve or enhance the character or appearance of the Conservation Area and does not adversely affect amenity. Matters taken into account include the details of the development in relation to the character of the area, the retention of landscape and building features and the design of car parking provision. Full details should be submitted and regard had to adopted guidelines and village design statements as appropriate.

HE2: Encourages environmental improvements to enhance conservation areas.

HE4: Identifies the circumstances in which demolition of buildings and other features and structures in a conservation area is acceptable - where it preserves or enhances the character or appearance of the conservation area, or its structural condition is such that it is beyond reasonable economic repair. Satisfactory after use of the site should be approved and committed before demolition takes place.

Rec13: States that late night uses will be permitted only within the Church Street mixed use area, or the southwest area of the Marina subject to criteria relating to amenity issues and the function and character of these areas. Developer contributions will be sought where necessary to mitigate the effects of developments.

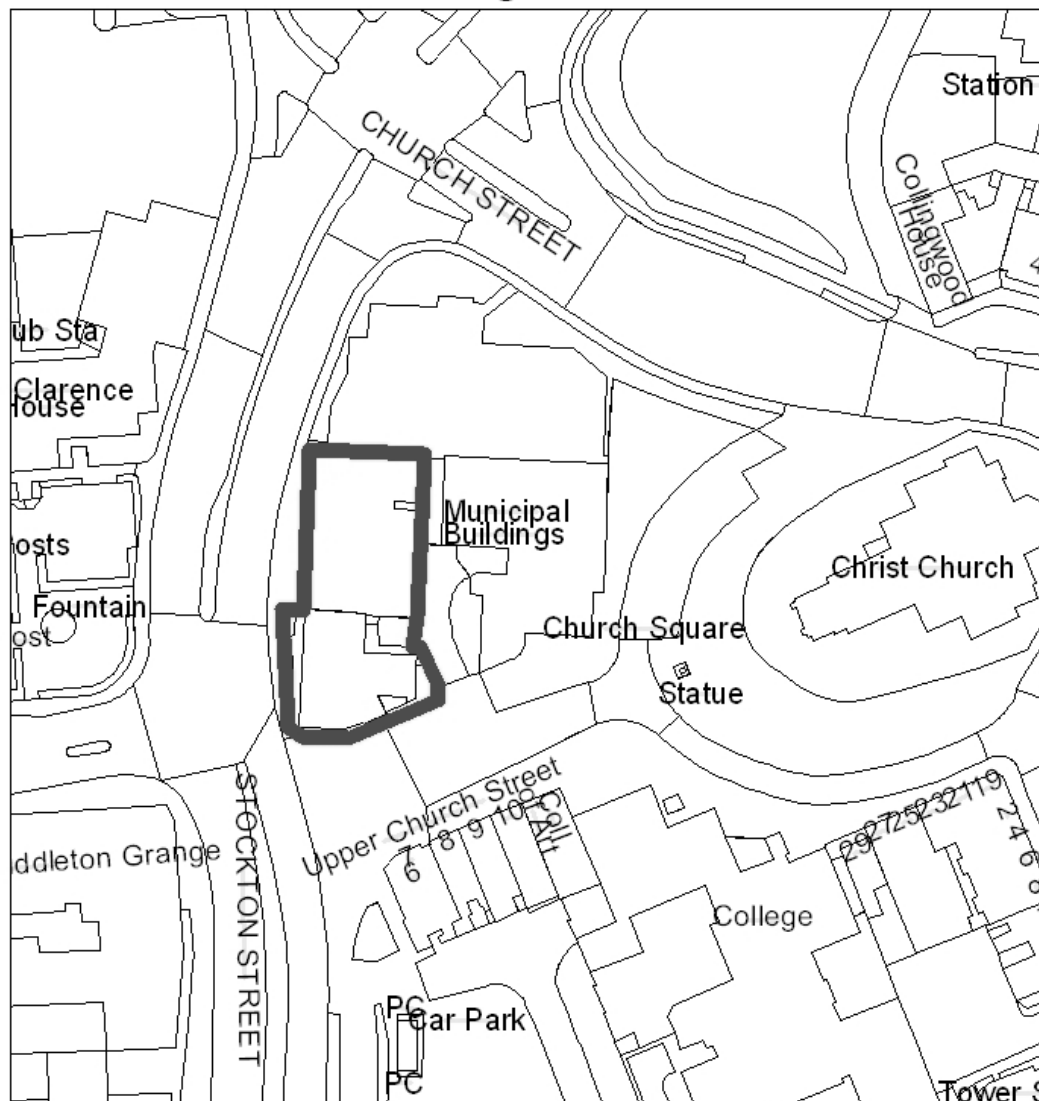
### **Planning Considerations**

A number of consultation responses are currently awaited. An update report will therefore follow.

**RECOMMENDATION : UPDATE** – to follow.



### Leadbitter and Archive Buildings



Copyright Reserved Licence 1000233902008

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

<b>HARTLEPOOL</b> <b>BOROUGH COUNCIL</b>	DRAWN <b>GS</b>	DATE <b>15/04/10</b>
	SCALE <b>1:1000</b>	
<b>Department of Regeneration and Planning</b> Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO <b>H/2010/0106</b> <b>H/2010/0108</b>	REV

**No:** 4  
**Number:** H/2010/0108  
**Applicant:** CLEVELAND COLLEGE OF ART AND DESIGN GREEN  
 LANE MIDDLESBROUGH TS5 7RJ  
**Agent:** Niven Architects Mr Adrian Williams 41 Coniscliffe Road  
 Darlington DL3 7EH  
**Date valid:** 04/03/2010  
**Development:** Use for educational purposes, alterations, new main  
 entrance feature, new link corridor to rear and internal  
 alterations  
**Location:** LEADBITTER AND ARCHIVE BUILDINGS STOCKTON  
 STREET HARTLEPOOL

---

### The Application and Site

4.1 The application site consists of a pair of linked Grade II listed buildings, (Leadbitter and Archive Buildings), located at the junction of Stockton Street and Upper Church Street in the centre of Hartlepool. The site is located within the Church Street Conservation Area.

4.2 The buildings were listed in 1985 and are described respectively in the listing as follows:

“Public Library and former newsroom; 1894 on plaque in west gable; by J.W. Brown, Borough Engineer. Rear Extension of 1914 by N.F. Dennis, Borough Engineer. Red brick with ornamental terracotta dressings and plain clay tiled roofs each with 2 ventilation lanterns to ridge. ‘L’ Plan with Principal front of Library facing Clarence Street (North); Former newsroom faces Clarence Road (West). Northern Renaissance Style. 2 Storeys to Library; balanced asymmetry. First-floor windows are separated by simple half-lozenge pilaster strips continued through parapet to diminutive urn finials. Ornamented 3-Centred arched heads to windows in gable end. Dentilled eaves cornice and first floor sill string. Shaped gables to front and gable end, the latter having circular window. Single-storey 6-bay newsroom has doorway in left bay, with 4-panelled double doors and fanlight with glazing bars, under round-arched opening in pilaster and entablature surround having swan neck pediment with urn finial. Bays defined in parapet by half-lozenge pilaster strips with urn finials. Dentilled eaves cornice. 3-centred arched windows. All windows are transformed of cross-windows, in architraves.”

“Former Police Station and Court, 1871 by W. Crozier, county surveyor. Brick with stone dressings, Welsh slate roof and stone gable copings. 3 Storeys and basement; 6 Bays, the 3<sup>rd</sup> and 4<sup>th</sup> projecting slightly under pediments; symmetrical. Single and paired round-headed ground-floor windows have pilastered and keyed archivolt. Segmental and triangular pediments to first floor windows. Mullioned tripartite openings to end bays. Eared and shouldered architraves to 2<sup>nd</sup> floor windows. All windows have sashes and bracketed sills. Bracketed hoods on panelled pilasters to doorways in 2<sup>nd</sup> and 5<sup>th</sup> bays. 4-panelled door and fanlight to 2<sup>nd</sup> bay; 5<sup>th</sup> bay now

holds window. Plinth. Moulded eaves cornice. 3 stacks having stepped cornices and white brick dressings; stack to right rebuild. 2-storey rear extension in similar manner and detail. Included for group value.”

4.3 The buildings are currently used as Offices by the Borough Council. Parts of the building have been modernised but they also retain many original features. The Borough Council has recently agreed to sell the buildings, and part of the car park to the north, to Cleveland College of Art & Design. It is understood the sale is proceeding. The current application will allow for their use of the building.

4.4 To the east across a narrow access way are the Municipal Buildings which are also Grade II listed and beyond that the Grade II\* listed Christ Church and the Grade II listed Sir William Grey Monument. To the north is a car park. To the west is Stockton Street on the other side of which is a small square and the offices of Hartlepool Mail. To the south is Upper Church Street on the opposite side of which are various commercial properties and Cleveland College of Art & Design.

### **The application**

4.5 The application has been submitted by Cleveland College of Art & Design which currently has Campuses on the south side of Church Square and at Green Lane in Middlesbrough. The College has operated successfully from the Church Square Campus and was rated as outstanding in a recent Ofsted report. The College has identified a need to invest in both campuses to meet the growing demands of students and courses. The proposed acquisition of the buildings, conveniently located adjacent to the main Campus will accommodate the Colleges need to expand.

4.6 It is proposed to change the use and alter the building to allow for its use for educational purposes. It is also proposed to undertake various external and internal alterations to accommodate the new use and the main elements of these are described below. The plans have been amended during the consideration of the application to account for slight discrepancies and to accommodate changes to the main external elements, the link corridor and entrance feature. The applicant has sought to limit the scope of the works to minimise alterations to the original buildings.

4.7 Externally the alterations are limited to the south and east side of the building. On the south side an existing single storey entrance, a later addition to the building, will be altered and clad to create a distinctive contemporary new main entrance to the building. A high wall will also be removed in this area opening up views of the ground floor of the building. (This wall appears to have a structural supporting function and clarification of the treatment in this area is currently the subject of discussion). A low wall at the entrance will also be altered. To the east side of the building a small brick single storey link corridor extension will be formed between two rear projections, a window opening blocked and louvers extended on an existing opening. A redundant access ramp will be removed. The principle elevations of the building, west (Stockton Street) and North (towards the Marina) will be unaltered.

4.8 Internal alterations include the provision of a lift, the insertion and removal of various internal walls/glazed partitions, the blocking up and widening of various

openings, the creation of new door openings, replacement doors and the addition of suspended ceilings in various locations, removal of a small stair, new lighting and general refurbishments.

### **Related Applications**

4.9 H/2010/0106 Listed building consent for alterations to entrance to the Archive Building, new link corridor to the rear of the building and internal alterations.

4.10 The above application for listed building consent for the works is also before members on this agenda for consideration.

### **Recent Planning History**

4.11 H/LBC/0274/04 Listed building consent for alterations to improve office accommodation and enhance disabled access including provision of lift. Approved August 2004.

4.12 H/HDC/0195/95 Change of use to offices. Approved July 1995.

4.13 H/LBC/0127/95 Listed Building Consent including re-roofing, new roof lights, internal alterations and bricking up of two windows. The above application for listed building consent in connection with the above office conversion was approved in May 1995.

4.14 H/LBC/0053/95 Listed building consent for alterations including reroofing and cleaning of brickwork and demolition of rear electronic meter room. Approved March 1995.

### **Publicity**

4.15 The application was originally advertised by site notice, neighbour notification and in the press. The amended plans were advertised by neighbour notification. The time period for representations has expired. Six representations were received. Five writers make the following comments.

1. External features represent a confused approach, the link corridor and entrance should be given further consideration.
2. The design of the link corridor should be amended.
3. The proposed new entrance feature is of a poor design which neither complements nor contrasts with the existing building, it is of a less appealing appearance than the existing entrance and neither enhances or improves the listed building.
4. Can't the entrance feature reflect the design of the doorways at the top of the steps.
5. Care needs to be taken to ensure original features are not lost or damaged.
6. One writer asks what became of the old bookcases.
7. The amended entrance is no improvement. It resembles a portacabin attached to the side of the building. The council wouldn't allow it on an allotment.



8. The council should encourage the applicant to come up with a more sympathetic design which would improve the listed building.
9. If the existing doorway were retained at least that would not spoil the visual appearance of the building. This would be the best and easiest solution.

One writer objects to the application and raises the following issues:

1. The proposal is inappropriate, unjustifiably compromises and is harmful to the listed buildings and the character and setting of the group of listed buildings in Church Square.
2. The design of the rear corridor should be amended to copy the existing building.
3. The new main entrance shows a total disregard for the listed building, the listed buildings in the area and the building styles of the Church Street conservation area. The design lacks imagination and respect for the historic surroundings.
4. Looks to the Council to carry out its Civic Duty as custodians of our heritage, but recent decisions do not inspire confidence.

#### **COPY LETTERS D**

The period for publicity has expired.

#### **Consultations**

4.16 The following consultation replies have been received:

**Head of Property Services** : No comment.

**Economic Development** : Further to the above planning application I fully support the proposals. The expansion of Higher Education (HE) within the town should be actively encouraged as the benefits of HE to the local community are several fold. The facilities will provide key opportunities for local residents to access higher skills levels and also functions as a key aspirations driver for young people. The facility also attracts students from outside of Hartlepool offering economic benefits to the local economy in term of spend and profile. In addition there is the prospect of graduates remaining within the town offering high skills to local businesses and there are also significant prospects of developing business start ups from Graduates, contributing to the long term sustainability of the Town. The redevelopment of Church Square will provided significantly enhanced facilities and a very positive impact on the local environment. The proposals are consistent with the locality and will also contribute to the recent Town Centre Strategy and in particular will be a keystone development to support the Innovation and Skills Quarter identified in the afore mentioned strategy. The project will cement and expand HE provision in the Town developing higher skills in the local population and attracting students from elsewhere in the UK. The proposed alterations are fully in line with the use and will positively impact on the surrounding environment.

**Traffic & Transportation** : No highway or traffic concerns.

**Public Protection** : No objection.

**Engineering Consultancy** : No comments received.

**Northumbrian Water** : No objection.

## **Planning Policy**

4.17 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

Com1: States that the town centre will be developed as the main shopping, commercial and social centre of Hartlepool. The town centre presents opportunities for a range of commercial and mixed use development subject to policies Com2, Com8 and Com9. Proposals for revitalisation and redevelopment should improve the overall appearance of the area, and also public transport, pedestrian and cycleway facilities and linkages. The Borough Council will encourage the enhancement of existing or creation of new open spaces and will seek to secure the reuse of vacant commercial properties including their use for residential purposes. Proposals for A3, A4 and A5 uses will be subject to policies Com12 and Rec13 and will be controlled by the use of planning conditions.

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

GEP7: States that particularly high standards of design, landscaping and woodland planting to improve the visual environment will be required in respect of developments along this major corridor.

HE1: States that development will only be approved where it can be demonstrated that the development will preserve or enhance the character or appearance of the Conservation Area and does not adversely affect amenity. Matters taken into account include the details of the development in relation to the character of the area, the retention of landscape and building features and the design of car parking provision. Full details should be submitted and regard had to adopted guidelines and village design statements as appropriate.

HE2: Encourages environmental improvements to enhance conservation areas.

HE4: Identifies the circumstances in which demolition of buildings and other features and structures in a conservation area is acceptable - where it preserves or enhances the character or appearance of the conservation area, or its structural condition is such that it is beyond reasonable economic repair. Satisfactory after use of the site should be approved and committed before demolition takes place.

Rec13: States that late night uses will be permitted only within the Church Street mixed use area, or the southwest area of the Marina subject to criteria relating to amenity issues and the function and character of these areas. Developer contributions will be sought where necessary to mitigate the effects of developments.

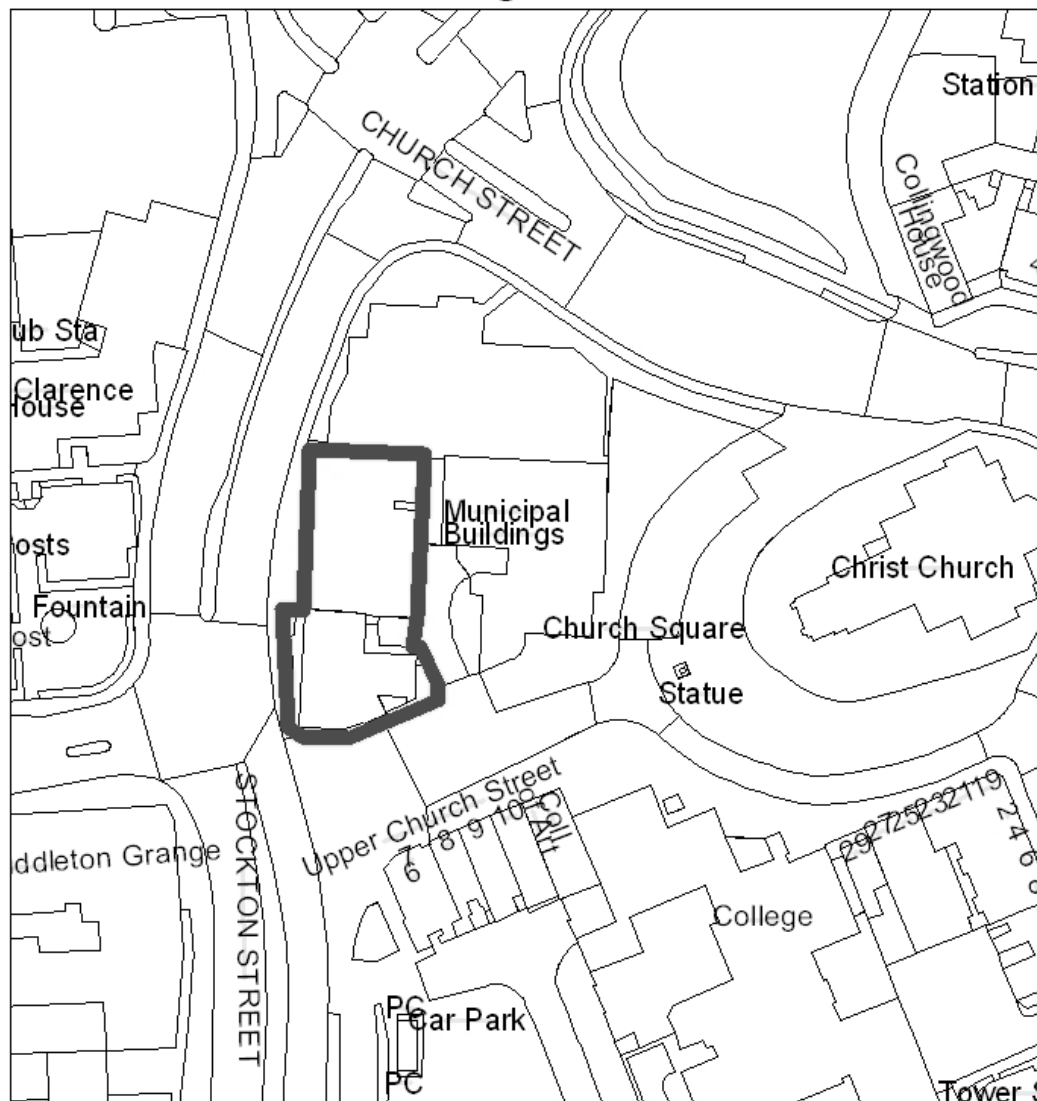
### **Planning Considerations**

4.18 A number of consultation responses on the related listed building consent application are currently awaited. An update report will therefore follow.

**RECOMMENDATION : UPDATE** – to follow.



### Leadbitter and Archive Buildings



Copyright Reserved Licence 1000233902008

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

<b>HARTLEPOOL</b> <b>BOROUGH COUNCIL</b>	DRAWN <b>GS</b>	DATE <b>15/04/10</b>
	SCALE <b>1:1000</b>	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO <b>H/2010/0106</b> <b>H/2010/0108</b>	REV

**No:** 5  
**Number:** H/2010/0068  
**Applicant:** Mr Simon Hamilton  
**Agent:** P+HS Architects Mr Adrian Evans  
**Date valid:** 10/02/2010  
**Development:** Erection of three storey innovation centre building with associated parking and landscaping  
**Location:** HARTLEPOOL INNOVATION CENTRE QUEENS MEADOW BUSINESS PARK STOCKTON ROAD HARTLEPOOL

---

### **The Application and Site**

5.1 The application site is located on land currently unoccupied on Queens Meadow Business Park in Hartlepool. The site is situated directly adjacent to the existing UK Steel Enterprises' (UKSE) Hartlepool Innovation Centre (north of the application site) and is proposed to be accessed via their privately owned road. To the east is the main distributor road through Queens Meadow and the Fire Brigade HQ, to the south is unoccupied land identified for future business use and to the west a landscape buffer with farms and Greatham beyond.

5.2 The total site area is 1.17 hectares and is largely flat with only minor undulations, the exception being a large tree-planted mound along the west of the site offering a degree of screening.

5.3 The layout of the building is divided over three levels, with a number of different sized offices over the 3 floors. In addition to offices are kitchen, WC and other such facilities.

5.4 It is proposed to utilise a variety of materials including curtain walling, render, stainless steel cladding panels.

5.5 A car park is proposed within the application site comprising 60 spaces and 3 disabled parking bays. Cycle parking is also proposed.

### **Publicity**

5.6 The application has been advertised by way of neighbour letters (38), site notice and press notice. To date, there have been 11 letters of no objection and 1 letter of objection.

The concerns raised are:

1. the height of the proposed building;
2. concerns regarding the amount of landscaping/screening from Greatham.

Copy letters B

The period for publicity will not expire until after the planning committee as further publicity must be carried out once the Great Crested Newt survey has been submitted.

## Consultations

5.7 The following consultation replies have been received:

**Traffic and Transportation** – The maximum parking provision for a development of this size is 80 spaces, it is proposed to provide 63 spaces including 3 disabled, although this is slightly below the maximum provision it would be considered acceptable as the applicant has produced a travel plan with aims of reducing car travel.

The proposed provision of 7 sheltered sheffield stand cycle stands is acceptable.

The A689 Queens Meadow junction has been constructed with enough capacity to allow this development to proceed with minimal impact.

**Engineering Consultancy** – The owner of the storm drainage infrastructure OnSite North East should be consulted to determine proposed flows to the current infrastructure. A preliminary risk assessment and conceptual model has been submitted however a condition should be attached to any permission with regard to site investigation and risk assessment.

**Public Protection** – no objection

**Northumbrian Water** – NWL does not yet control drainage on this site. Northumbrian Water has no objection at this stage.

**Greatham Parish Council** – Objects on the grounds that Local Plan policy IND 3 calls for substantial high quality landscaping and woodland planting to be provided and in particular along the boundary of Queens Meadow and Greatham. The purpose of this landscaping and planting was requested by the Parish Council to mitigate the impact of the business park on the neighbouring village and rural area. No buildings should be permitted of such a height to negate the benefit of this landscaping. To do so would be contrary to this policy and policy GEP1 which states the Borough Council will have due regard for the external appearance of the development, its relationship with the surrounding area and the effect of the amenities of occupiers of adjoining offices and properties and most particular in this case, visual intrusion. Residents of Greatham while resigned to the presence of the business park thought that they could expect it to be unobtrusive and not that they would have large buildings rising above the landscaping, overshadowing the setting of the village.

The Local Plan Objective C1 seeks to protect and enhance the character of the existing villages. The character of Greatham as a distinct village will be adversely affected by being overshadowed by a background of large office buildings. At three storeys in height and adjacent to the boundary with Greatham the parish council feels the proposed building to be contrary to the above policies. The Parish

Council, therefore, strongly objects to the proposed application as presented. The council would have no objection to a building of two storeys height.

**One North East** – One North East is supportive of this application. Policy Ind 3 of the Hartlepool Local Plan (2006) identifies the site as part of Queens Meadow Business Park and, as such, the proposed development accords with adopted planning policy.

One North East regards Queens Meadow Business Park as being a regionally strategic employment site which represents a prime employment generation location within the Borough of Hartlepool. To date One North East has invested significantly in the acquisition of sites, servicing and landscaping to provide an appropriate business park environment.

One North East is providing 'gap funding' for this proposed development by UK Steel Enterprises and is fully supportive of this application. The project directly complements the aims of the Regional Economical Strategy (RES) objectives which seek to create wealth by raising business productivity, establishing an entrepreneurial culture and providing high quality buildings.

The proposed development will provide high quality flexible office space, meeting, conference and support facilities to complement the existing adjacent centre. This Phase II element is designed to respond to the success of the existing start-up and business move-on accommodation within Hartlepool. Both Hartlepool Enterprise Centre (a converted Victorian school in Hartlepool Town Centre) and Hartlepool Innovation Centre (the UKSE phase 1 building) are fully let with waiting lists of new and expanding businesses requiring modern accommodation. This highlights the acute shortage of high quality facilities for new and expanding Small and Medium Sized Enterprises within Hartlepool and the proposed development is intended to match and accommodate existing demand.

The RES promotes the need for quality of place within existing and proposed development. Agency initiatives include delivering development and regeneration schemes to comply with a set of Quality Design Standards. The aim is to deliver buildings which are over and above Building Regulation Standards and demonstrate best practice in areas of accessibility, sustainability, whole life costing and general design standards.

The applicants' intention for the design and construction of the building to achieve a minimum 'Very Good' BREEAM rating is noted. The Agency would request the Local planning Authority (LPA) to encourage the developer, through the imposition of appropriate conditions on any planning permission granted, to pursue the highest standards of quality in the development of this site, for example in the achievement of appropriate BREEAM, Building for Life and Secured by Design standards.

In line with Government objectives to generate 10% of electricity from renewable energy sources by 2010 the application should also provide details regarding the provision of renewable energy measures within the scheme. Maximising energy efficiency measures and renewable energy generation will contribute to limiting

carbon emissions and maintaining the regional reputation as a leading player in the development of a low carbon economy.

**Association of North East Councils** - The application site is located within Hartlepool, which falls within Tees Valley city region. The Regional Spatial Strategy (RSS) seeks to concentrate development within the conurbation, particularly the core areas. The principle of developing this site is therefore consistent with the locational strategy, RSS policy 6.

The design and access statement states that the applicant seeks to achieve a BREEAM rating of 'very good'. This approach is consistent with the objectives of RSS policy 38b. However, RSS policy 38(d) also requires that, in advance of local targets being set in DPDs, major new development must secure at least 10% of its energy supply from decentralised and renewable energy or low carbon sources, unless having regard to the type and design of the development, this is not feasible or viable. The NEPB would welcome measures to achieve this objective.

The ecological assessment indicates the development will not result in any direct impacts to habitats within any designated wildlife site. However, the ecological assessment recommends that a number of mitigation and precautionary measures be undertaken in order to safeguard the protection of any species within the site. The local authority and Natural England should be satisfied that the development does not result in adverse ecological impacts in order to reflect the objectives of RSS policy 33. This policy seeks to protect and conserve the region's biodiversity interests.

The proposal for the construction of offices in Queens Meadow Business Park is in general conformity with the RSS. The provision of pedestrian, cycling facilities, a travel plan and the achievement of the BREEAM standard are consistent with RSS policies 7, 24, 38 and 54.

**Cleveland Police** – The applicant has applied for full Secured by Design accreditation.

**Digital Britain** – No objection, the proposed development would not affect the integrity of the television broadcast network

## Planning Policy

5.8 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.



GEP12: States that the Borough Council will seek within development sites, the retention of existing and the planting of additional, trees and hedgerows. Development may be refused if the loss of, or damage to, trees or hedgerows on or adjoining the site will significantly impact on the local environment and its enjoyment by the public. Tree Preservation Orders may be made where there are existing trees worthy of protection, and planning conditions will be imposed to ensure trees and hedgerows are adequately protected during construction. The Borough Council may prosecute if there is damage or destruction of such protected trees.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

GEP7: States that particularly high standards of design, landscaping and woodland planting to improve the visual environment will be required in respect of developments along this major corridor.

GEP9: States that the Borough Council will seek contributions from developers for the provision of additional works deemed to be required as a result of the development. The policy lists examples of works for which contributions will be sought.

GN4: States that the Borough Council will undertake strategic landscaping schemes and woodland planting along this corridor.

Ind3: States that land is reserved for development as a business park. Proposals for business development, and for those general industrial and storage uses which do not significantly affect amenity or prejudice the development of adjoining land, will be allowed where they meet the criteria set out in the policy. Town centre uses will not be allowed unless they are primarily providing support facilities for the business park. Travel plans will be required for large scale developments.

Tra16: The Council will encourage a level of parking with all new developments that supports sustainable transport choices. Parking provision should not exceed the maximum for developments set out in Supplementary Note 2. Travel plans will be needed for major developments.

Tra20: Requires that travel plans are prepared for major developments. Developer contributions will be sought to secure the improvement of public transport, cycling and pedestrian accessibility within and to the development.

WL8: States that the Borough Council will seek to minimise or avoid any significant adverse impact of a development on the nature conservation interest of a site through the use of planning conditions or obligations where appropriate.

Rur1: States that the spread of the urban area into the surrounding countryside beyond the urban fence will be strictly controlled. Proposals for development in the countryside will only be permitted where they meet the criteria set out in policies Rur7, Rur11, Rur12, Rur13 or where they are required in conjunction with the development of natural resources or transport links.

Rur7: Sets out the criteria for the approval of planning permissions in the open countryside including the development's relationship to other buildings, its visual impact, its design and use of traditional or sympathetic materials, the operational requirements of agriculture and forestry and viability of a farm enterprise, proximity of intensive livestock units, and the adequacy of the road network and of sewage disposal. Within the Tees Forest area, planning conditions and obligations may be used to ensure planting of trees and hedgerows where appropriate.

### **Planning Considerations**

5.9 The main planning considerations in this instance are the appropriateness of the proposal in terms of the policies and proposals contained within the adopted Hartlepool Local Plan outlined above and in particular the impact of the proposals upon the surrounding area and its appearance in general. Ecological and Highway safety issues also need to be considered.

### **Policy**

5.10 The Queens Meadow Industrial Estate is allocated in the Local Plan for development as a high quality business park. This is an office development similar to the existing innovation centre adjacent the application site, the proposal is therefore considered appropriate in land use terms.

5.11 One North East regards Queens Meadow Business Park as being a regionally strategic employment site which represents a prime employment generation location within the Borough of Hartlepool. To date One North East has invested significantly in the acquisition of sites, servicing and landscaping to provide an appropriate business park environment.

5.12 One North East is providing 'gap funding' for this proposed development by UK Steel Enterprises and is fully supportive of this application. The project directly complements the aims of the RES objectives which seek to create wealth by raising business productivity, establishing an entrepreneurial culture and providing high quality buildings.

5.13 The Association of North East Councils also considers the scheme to be in general conformity with the Regional Spatial Strategy.

5.14 The Council's Economic Development Manager has commented that:

*"The UKSE Innovation Centre has been highly successful in supporting Hartlepool's Business Incubation System and the Centre has performed beyond expectations in supporting new business start ups and assisting growing Small and Medium Sized*

*Enterprises (SMES). This has generated significant new jobs and private sector investment.*

*The proposed extension will generate significant investment, likely to be over £4m and will then support new and growing businesses and job creation assisting in the longer term development of Hartlepool's local economy. The delivery of an extension to the current centre will cement UKSE as Hartlepool's key external partner in the provision of high quality managed workspace.*

*In addition the proposed development will be very beneficial to the longer term development of Queens Meadow again contributing to the long term development of the local economy and will likely assist other developments at Queens Meadow that provide move on accommodation for growing SMES.*

*The continued development of appropriate business infrastructure is critical in supporting Hartlepool's longer term aspirations for a globally competitive business community and UKSE's proposals are critical in assisting the structural changes needed in business investment and infrastructure to the future success of the economy."*

#### Appearance & Landscaping

5.15 The proposal is to create 2618sqm of office floor space spread over 3 floors. The development is to be the second phase to the existing innovation centre. The design is similar to the existing innovation centre and is considered to be in-keeping with the Business Park, although acknowledging that the proposed building is 3 storey as opposed to the existing 2 storey building.

5.16 A landscape strategy has been developed which serves to raise the quality of the external space on the site. The retention of the existing planted mounding to the west of the site was seen as a priority to maintain screening, security and existing habitats.

5.17 The Council's Landscape Architect has assessed the landscape proposals which he considers to be sympathetic to the surrounding landscape character, with the more ornamental planting reserved for the areas immediately adjacent to the buildings, the retention of existing tree cover, and establishment of areas of new native structure planting and wildflower planting on the peripheries.

5.18 Concerns have been raised by the objector and Greatham Parish Council regarding the appearance of the building in relation to Greatham. The Council's Landscape Architect has assessed the scheme and considers that it is likely that the proposed tree planting will eventually limit the full impact of a 3 storey elevation. The Landscape Architect also identifies that the primary habitable area of the Conservation Area is also substantially screened by the intervening residences at The Grove, Ashfield Close, The Drive, etc. restricting views of the proposals from the Conservation Area.

5.19 In order to further alleviate any issues regarding visual impact, the applicant has agreed to the selective planting of some larger tree specimens within the proposed

native structure mix in order to enhance the screening capability of the tree belt. It is considered that the existing landscape belt, enhancements to the landscaping and also the distance the development is away from the boundary of Greatham (approximately 400metres) that the scheme will not have a significant detrimental effect in terms of visual appearance on Greatham or the neighbouring farms.

### Ecology

5.20 As part of the landscaping strategy considerations were made to increase the aesthetics and improve the level of ecology on site. This is achieved by the inclusion of a wetland planted area, ornamental shrubbery areas and a wildflower meadow. These can be easily maintained and will provide a pleasant and appropriate setting for the building.

5.21 An ecological report has been submitted with the application, the report has assessed the pond some 10m to the south of the application site as having excellent suitability for supporting Great Crested Newts (GCN). In response to this the Council's Ecologist undertook his own Habitat Suitability Index assessment (HSI) of the pond and assessed the pond as slightly below average. The nearest known GCN pond is 1km to the south and had a small population of GCN. Surveys undertaken by the Council's Ecologist in Spring 2008 failed to find any GCN in the intervening ponds, which were of equal or greater suitability than this pond for that species.

5.22 It is considered that it is unlikely that the pond next to the site would contain GCN's, however as the agent has provided a contrary ecological assessment a GCN survey has been requested. It is anticipated that this will be received shortly and the application advertised accordingly.

5.23 Although GCN have not been found to be present on the Queen's Meadow site by the Council's Ecologist, part of the site (on the south and east sides) is proposed as a Local Wildlife Site on account of the high numbers of other amphibians found there. In addition the areas of wetland and grassland support good numbers of breeding birds and other wildlife.

5.24 As the Queen's Meadow site is developed there will be a need to accommodate this wildlife interest by the use of suitable landscaping so that an enhanced value is achieved within the whole Queen's Meadow site, in line with National Indicator 197 and PPS9. The landscaping proposed for this development are considered by the Council's Ecologist as a good example of how this can be achieved as it includes a natural wetland feature as well as wildflower meadows and tree and shrub planting therefore the Council's Ecologist is very supportive of these landscaping proposals.

5.25 The Council's Landscape Architect also supports the proposals to enhance the wetland habitat and considers that in general, the proposals are sufficient to meet the landscape requirements of Local Plan Policy Ind3 as relate to Queen's Meadow Business Park.

### Highways

5.26 As an approved industrial estate the highway infrastructure currently in place is at an appropriate specification and can accommodate this development. Access to the site would be via the existing access to the innovation centre from the main distributor road through Queens Meadow.

5.27 The proposal includes 63 parking spaces located to the west of the site and including 3 disabled parking spaces, although this is lower than the maximum specified in the Hartlepool Local Plan the applicant has provided a travel plan which aims to reduce car dependency. The Head of Traffic and Transportation has assessed the scheme and considers the car parking provision acceptable.

5.28 Cycle parking is proposed to be incorporated into the scheme, the final details of which can be controlled by planning condition.

### Other Issues

5.29 Sustainability is also a key driving factor to the design, with a BREEAM rating of 'very good' as a necessary achievement as part of UKSE's funding agreement. To ensure this standard is achieved a BREEAM assessor has been appointed for the project and a planning condition can be attached accordingly.

5.30 The scheme has been designed to achieve 'Secure by Design' certification, this has been confirmed by Cleveland Police who have no objection to the scheme.

5.31 Concerns have verbally been raised by a Councillor regarding potential interference with TV reception due to the height of this building. Arqiva who are the Government's team for the programme to change television signals to digital under the term 'Digital Britain' have been consulted and have not objected to the scheme. Given the concern raised this is being investigated further and it is anticipated that this will be presented in the update report.

5.32 The drainage system is not yet adopted by Northumbrian Water, however confirmation has been requested from the owner of the site that the drainage system has been designed to accommodate the whole of Queens Meadow Business Park and as such has capacity to accommodate this proposal. It is anticipated that this will be received prior to the Planning Committee.

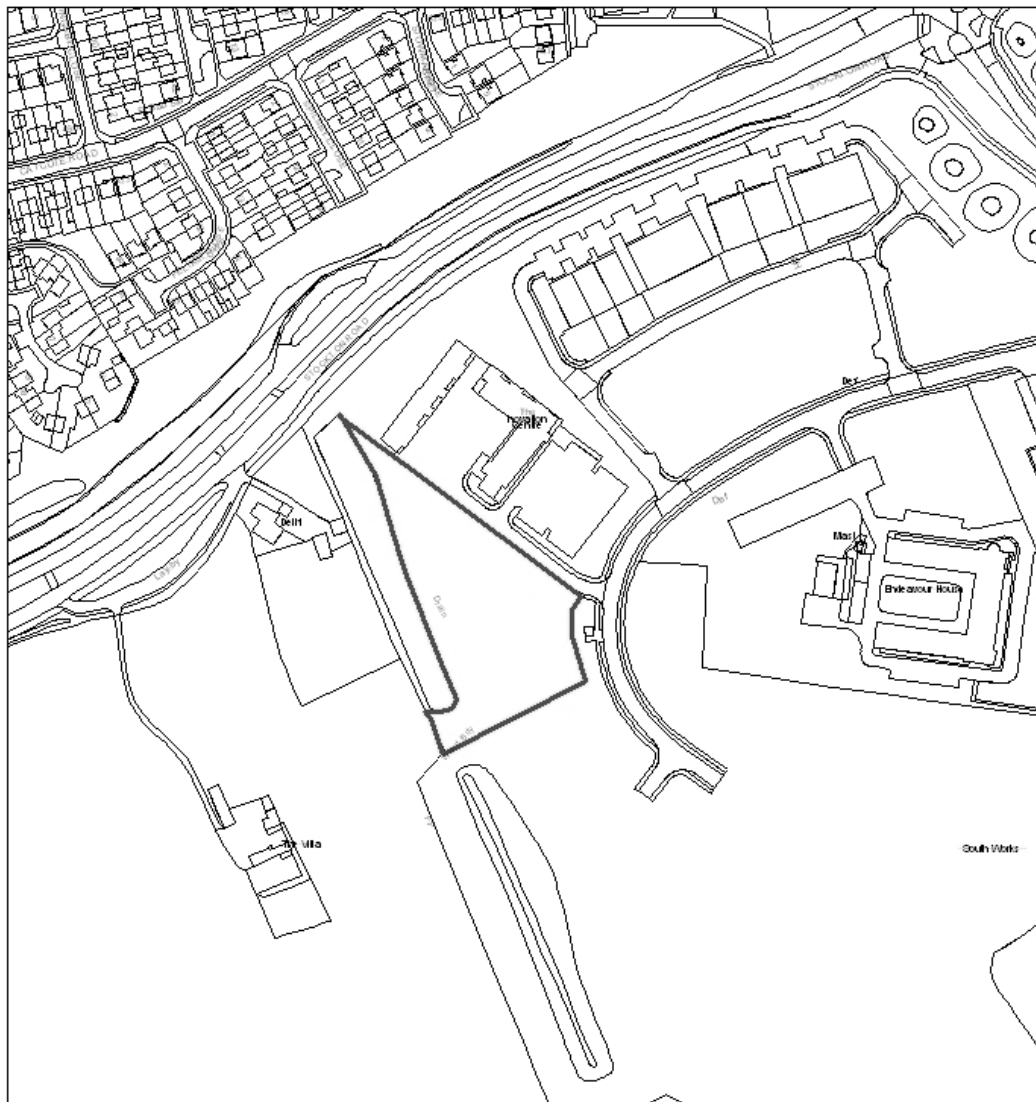
### Conclusion

5.33 Given the outstanding issues relating to Great Crested Newts and concerns regarding potential interference with TV reception an update report will be presented accordingly.

**RECOMMENDATION** – Update to follow



### Innovation Centre, Queens Meadow Business Park



Copyright Reserved Licence 1000233902008

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

<b>HARTLEPOOL</b> <b>BOROUGH COUNCIL</b>	DRAWN <b>GS</b>	DATE <b>15/04/10</b>
	SCALE <b>1:3000</b>	
<b>Department of Regeneration and Planning</b> Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO <b>H/2010/0068</b>	REV

**No:** 6  
**Number:** H/2008/0001  
**Applicant:** Mr Terry Bates 7 Brinkburn Court Hartlepool TS25 5TF  
**Agent:** BIG-Interiors Ltd. Mr Ian Cushlow 73 Church Street  
 Hartlepool TS24 7DN  
**Date valid:** 07/03/2008  
**Development:** Provision of a touring caravan and camping site with  
 associated amenity facilities  
**Location:** BRIERTON MOORHOUSE FARM DALTON BACK LANE  
 HARTLEPOOL

---

## Background

6.1 This application was considered at the Planning Committee of 11<sup>th</sup> June 2008 (**attached**) members were minded to approve the application “subject, to the satisfactory conclusion of discussions about the handling of surface water and sewage at the site, the completion of a legal agreement under section 106 of the Planning Act to ensure adequate sightlines are maintained at the main access to the site and that Tees Forest planting is secured during the lifetime of the development and conditions. (Members should note the conditions were amended at Committee from those proposed in the original report and also subsequently in the later delegated report described below (also **attached**)). However a final decision was delegated to the Development Control Manager in consultation with the Chair of the Planning Committee.

6.2 Discussion in relation to foul and surface water were subsequently concluded and it was considered that these matters can be conditioned. After further consultation with Traffic & Transportation & the Highways Agency the safe route condition was amended. A delegated report (**attached**) was therefore prepared for the Chair of the Planning Committee who again was minded to approve the application subject to the completion of a legal agreement under section 106 of the Planning Act to ensure adequate sightlines are maintained at the main access to the site and that Tees Forest planting is secured during the lifetime of the development.

6.3 In terms of the original plans the visibility splays at the access crossed the land of neighbouring landowners and therefore these parties needed to be party to the legal agreement to ensure the splays were maintained. In subsequent negotiations between the applicant and the neighbouring landowners however, one landowner was agreeable to enter into the agreement the landowner of land to the south was not. The legal agreement and therefore the application could not therefore progress on the basis of the original plans.

6.4 In subsequent discussions it became apparent that there was also a dispute in relation to the precise location of the boundaries of the applicant's and the southern neighbouring landowners, holdings. In order to address these issues the applicant met with the owner of the land to the south “to discuss and agree the area of land of which the ownership is in dispute”. Following discussions he has submitted an

amended plan relating to the access track as it approaches the Dalton Back Lane and the access onto the same.

### **The amendment for consideration**

6.5 The amended plans show a reduced access track width of 5.5m to 5.8m (originally 6m) and visibility splay of 3.5m x 90 (originally 4.5m x 90m) to that originally proposed. The plans identify what the applicant considers as “the area of land of which the ownership is in dispute” and show that the amended access arrangements can be accommodated without incursion into this land.

### **Publicity**

6.6 The amendment plans have been advertised by neighbour notification (22). The time period for representations has expired.

6.7 Three responses were received, one letter of no objection from the owners of the land to the north of the access and two letters of objection.

6.8 One letter of objection is from the owners of the land over which ownership is disputed to the south of the access. Notwithstanding the amended plans they maintain that they have not agreed to the plans and that their land is still being used.

6.9 One objector raises concerns that Dalton Back Lane is too narrow for caravans and its use by caravans will lead to accidents and caravans leaving the A19 for Dalton would be dangerous. The peaceful road would be a death trap.

Copy letters F

### **Consultations**

6.10

**Greatham Parish Council** : No comments received.

**Dalton Parish Council** : No comments received.

**Traffic & Transportation** : No objections.

**Highways Agency** : No comments received.

### **Policy**

6.11 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside



the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP12: States that the Borough Council will seek within development sites, the retention of existing and the planting of additional, trees and hedgerows. Development may be refused if the loss of, or damage to, trees or hedgerows on or adjoining the site will significantly impact on the local environment and its enjoyment by the public. Tree Preservation Orders may be made where there are existing trees worthy of protection, and planning conditions will be imposed to ensure trees and hedgerows are adequately protected during construction. The Borough Council may prosecute if there is damage or destruction of such protected trees.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

Rur1: States that the spread of the urban area into the surrounding countryside beyond the urban fence will be strictly controlled. Proposals for development in the countryside will only be permitted where they meet the criteria set out in policies Rur7, Rur11, Rur12, Rur13 or where they are required in conjunction with the development of natural resources or transport links.

Rur14: States that proposals within the Tees Forest should take account of the need to include tree planting, landscaping and improvements to the rights of way network. Planning conditions may be attached and legal agreements sought in relation to planning approvals.

Rur7: Sets out the criteria for the approval of planning permissions in the open countryside including the development's relationship to other buildings, its visual impact, its design and use of traditional or sympathetic materials, the operational requirements of agriculture and forestry and viability of a farm enterprise, proximity of intensive livestock units, and the adequacy of the road network and of sewage disposal. Within the Tees Forest area, planning conditions and obligations may be used to ensure planting of trees and hedgerows where appropriate.

To10: States that proposals for touring caravan sites will only be approved where they do not intrude into the landscape and subject to highway capacity considerations, the provision of substantial landscaping and availability of adequate sewage disposal facilities.

## **Planning Considerations**

6.12 Members have previously resolved that they are minded to approve the application and the matter now before members are the amendments proposed to the access.

6.13 The amendments have been submitted to address the issue of disputed land ownership. However the neighbouring landowner, to the south, continues to maintain that their land is being used.

6.14 This matter has been raised with the applicant and an update report will follow.

**RECOMMENDATION: UPDATE** report to follow.

Planning Committee – 11 June 2008

4.1

**No:** 1  
**Number:** H/2008/0001  
**Applicant:** Mr Terry Bates 7 Brinkburn Court Hartlepool TS25 5TF  
**Agent:** BIG-Interiors Ltd. Mr Ian Cushlow 73 Church Street  
 Hartlepool TS24 7DN  
**Date valid:** 07/03/2008  
**Development:** Provision of a touring caravan and camping site with  
 associated amenity facilities  
**Location:** BRIERTON MOORHOUSE FARM DALTON BACK LANE  
 HARTLEPOOL

### The Application and Site

1.1 The application site is an agricultural holding located in open countryside on the west side of Dalton Back Lane. At the eastern end of the unit a large brick built agricultural building has recently been erected (H/2007/0098). The holding once formed part of a larger unit which has since been subdivided into three. The eastern portion of the land is now in separate ownership and benefits from permission for a livery stable and the siting of a caravan associated with the livery enterprise (H/2995/5320 & H/2007/0663). The land to the north east again is now in separate ownership and benefits from planning permission for livery stables and a caravan associated with the livery enterprise (H/2006/0573 & H/2007/0663).

1.2 Planning permission is sought for the provision of a touring caravan and camping site with associated amenity facilities. The site will operate between March and November inclusive. The site is located at the western end of the holding. The plans have been amended to allow for site licensing requirements and show 157 grass caravan pitches (though the accompanying statement refers to approximately 180) with a camping area located in the south west corner of the site. In the northern part of the site a children's adventure play ground and picnic area will be provided. A licensed clubhouse with shop, office, reception area, soft play area, kitchen and toilets will be provided close to the entrance of the site. Three toilet/shower blocks including laundry, washing up areas and plant rooms will be provided within the site. A sewage treatment plant with discharge to the adjacent water course, refuse cycling areas and access roads will also be provided within the site. The area around the site will be landscaped with a 5m wide tree planting strip provided to the east and west boundaries and a 3m wide tree planting strip to the northern boundary, a tree planting strip will also be provided to the southern boundary to reinforce existing planting on this side. The buildings will have a tiled roof with brick and timber clad walls. Access to the site will be taken from Dalton Back Lane via an upgraded access track which will allow vehicles to pass. The entrance onto Dalton Back Lane will also be improved with an industrial crossing provided.

### Other Relevant Planning History

1.3 An application for a quad and motor cycle track on land to the east of the application site was refused in July 2006 for the following reasons. "It is considered that the proposed development would by its nature lead to an increase in noise and

Planning Committee – 11 June 2008

4.1

general disturbance to the detriment of the amenities of the occupiers of nearby farms and the well being of animals there contrary to policies GEP1 and Rur16 of the adopted Hartlepool Local Plan 2006". (H/2006/0311).

### Publicity

1.4 The application has been advertised by neighbour notification (11), site notice and in the press.

1.5 At the time of writing, one letter of support, one letter of no objection, six letters of objection and a petition signed by 172 people had been received.

1.6 The persons objecting raise the following concerns

- i) Already a caravan park nearby. One writer raises concerns that they have recently made a considerable investment in their own caravan site nearby. They ask whether it would be better to wait and see if the area warrants another site.
- ii) Concerns that property is being split into small plots, if permission is granted plots might be sold off and static caravans put on each plot.
- iii) Visible from road, intrusion, detrimental, spoiling countryside for visiting tourists.
- iv) Will the site be sold on or the business developed by the applicant?
- v) In open farmland such a massive development will destroy the character of the area and urbanise the countryside.
- vi) Impact on wildlife.
- vii) The tree screen will not screen the caravans as the site is on a hillside.
- viii) The watercourse into which digested sewage will be discharged is a drainage ditch which runs dry in the summer and can be dry for nine months of the year. The site will therefore have an open sewer to the southern boundary.
- ix) Concerns at the piecemeal permissions/proposals for low quality buildings in this area which threaten the character of the open countryside. This is not farm diversification as the applications are all consuming farmland. Contrary to national policies which seek to protect the countryside from proliferation of sporadic development.
- x) Recent housing and industrial developments mean that open countryside is diminished and at a premium.
- xi) Proposals will set a precedent threatening open countryside around Hartlepool.
- xii) The land is moorland and must not be developed and should be used for agricultural purposes only.
- xiii) If planning permission were granted it would be extremely detrimental for the surrounding villages and Hartlepool. It would be very costly for Hartlepool Council to enforce and monitor the proper use of the caravan site.
- xiv) Highway safety increase in traffic and pedestrians will be detrimental to safety. The road is narrow, too narrow for use by caravans, with a 60mph speed limit and a number of dangerous blind corners. There is too much traffic on the road already. There have been a number of fatalities on the

Planning Committee – 11 June 2008

4.1

road. The road is used on a daily basis by wagons from the farms, neighbouring businesses, livery yards, saddle and Pony clubs and overflow from the A19 on occasion. It is frequently used by walkers, joggers, cyclists, horse riders and adding more traffic (especially towing caravans) would create great danger.

- xv) Noise during the day but also at night with the club and general outdoor activities.
- xvi) In the last few years the agricultural land has been divided into sections and had various developments at the expense of the beauty of the idyllic countryside.
- xvii) Concerns Hartlepool might be target for travellers, which will be costly for all.
- xviii) Large caravan site would be out of keeping with the area, incompatible with its rural surroundings and contrary to Local Plan policies.
- xix) The buildings might be designed to compliment the area but the caravans will be intrusive.
- xx) No need for caravan site here. No local attractions etc or accessible footpaths.
- xxi) Not farm or agricultural diversification as the applicant is not involved in any farming or agricultural activities.
- xxii) Noise, disturbance, littering and trespass.
- xxiii) No opening hours specified, if the site intended for tourism it would normally be closed 3 months a year especially as caravan plots are not hardstandings.
- xxiv) No supervision indicated.
- xxv) Concerned if commercial vehicles associated with touring caravans allowed on to the site.
- xxvi) Concerned if any night-time lighting detrimental to local biodiversity.
- xxvii) The proposal is contrary to policies To10, Rur7 and Rur 16 of the Hartlepool Local Plan.
- xxviii) No Environmental Impact Assessment has been submitted. Concerns at the impact of competing uses which take place on Dalton Back Lane, joggers, horses walkers, farm traffic.

Copy letters D

The time period for representations has expired.

### Consultations

1.7 The following consultation replies have been received:

**Economic Development** – Support the proposal as it adds to the variety of visitor accommodation improving the Hartlepool offer which will assist in the growth of this key sector. At the same time the proposals will provide private sector investment and job creation.

**Head of Public Protection** - I would have no objections in principle to this application. I would however require conditions restricting the use of the function room in the amenity block to residents of the caravan site only. An hours restriction

Planning Committee – 11 June 2008

4.1

on the use of the function room to no later than midnight. I would also recommend a restriction on the formation of an outside drinking area and a condition prohibiting the playing of amplified music outside of the amenities building/function room.

**Traffic & Transportation** - Dalton Back Lane is a quiet road with very little traffic. It has very poor transport links and no footways along it. However the proposed development will have minimal impact on the nearby highway network.

The proposed industrial crossing onto Dalton Back Lane to be constructed by credited RASWA contractor.

The applicant has shown that vehicles can pass each other on the widen access road to the site.

A condition will be required that the promotional information will be required to show the desired safe routes in and out of the site onto the highway network in the interest of highway safety.

Another condition will be required to ensure that the sightlines are maintained in the interest of highway safety.

**Greatham Parish Council** - The council has many deep concerns about the number of developments that are appearing on this site in a small area of countryside. They cannot be compatible with the planning aspirations to balance rural economic development and protect the rural countryside. The developments around the farm are not farm diversification and it appears that there is now no farm at all! The businesses are merely stand alone and do nothing to enhance the rural landscape. With these points the council stress that the application cannot be viewed in isolation as it will dramatically alter the nature of the environment it is within. Though Highways appear to have no qualms with regard to access, the council must point out their concerns as the lane is unsuitable for the vehicles that will use the site in large numbers. It will be difficult to cross the dual carriageways at both ends of the lane, which we believe should have reduced speed limits, reduced from the current 60mph. There are crests in the back lane near the access point and several blind corners to boot. When traffic surveys were carried out were they done throughout the day? The high farm traffic associated with harvesting etc. will coincide with peak use of the caravan site. Further concerns are expressed with the longer term use of the site should it be given planning permission. Conditions should be in place so that only tourers are allowed and under no circumstances should statics be tolerated as that could lead to permanent buildings and full time occupation of those buildings. There is no mention of any landscaping being carried out and the council believes that should have a high priority in the conditions should the application be permitted. There is mention of a club house and bar facility. Who would use it? Could it be restricted to site users only and thus avoid the grave possibility of drink driving on a road that has seen several fatal accidents caused by such people who are irresponsible enough to drink and drive.

**Dalton Piercy Parish Council** - I write on behalf of the above Parish Council to express their concerns at the above planning application. Members of the public were also present who live near the site and their concerns are very similar. The

Planning Committee – 11 June 2008

4.1

application cannot be allowed to stand alone after several years of “rural” industrial development in the area, including livery stables, quad tracks and so on. All bring their own traffic on a daily basis and there seems to be more to follow as some have plans approved to increase their facilities. The possibility of 140 cars/caravans on the move fills most with horror. They may not all arrive and depart at the same time but all will be on a road that is only some 3 metres wide in places. All will be crossing dual carriageways at some point whichever route is taken. That is difficult enough in a car as was seen last week at the Dalton Lodge crossing! To attempt that with caravans is merely asking for trouble. There is very little signage on the road and this has been a constant request from the council that matters are improved, along with a consideration of a reduction in the speed limit on and around Dalton Back Lane, currently 60mph. The condition of the road leaves a lot to be desired with kerbs and ditches in a poor state of repair. How will they fair with increased traffic? It is reported that your department does not see any problems along the road with an increased level of use. When surveys were done were they during peak travel times when many use the lane as a short cut? Were they in the summer when increased agricultural traffic associated with harvest time would coincide with peak use of a proposed caravan site opening? It is a recipe for problems which the council hopes will occupy your minds before decisions are made and it is too late.

**Tees Forest** - The area falls within that of the Tees Forest project an area within which our partners are looking to increase tree cover for recreation and conservation purposes.

We have no reason to object to this proposal and note that there will be some tree planting within the development, we would however advocate that areas of land adjacent to the caravan site and hence outside of the limit of the development could be planted as part of the overall development possibly using an S106 agreement. My organisation could advise the developer on planting possibilities and offer access to Grant Aid from Forestry Commission.

**Police** - Make various recommendations in relation to crime prevention.

**Hartlepool Water** – Hartlepool Water has existing water mains in the Dalton Back Lane area, with small diameter service connections to individual properties. These are supplied via connection to a larger diameter main near Macrae Road that has adequate capacity to supply the proposed development.

The anticipated water demand for the new development cannot be supplied through the existing mains from the Macrae Road connection to Dalton Back Lane, and these would require relaying over a 1.2km length and then extended along the Lane to the proposed site and incorporating suitable backflow prevention. We have not received an application for water supply from the developer.

**Neighbourhood Services** - There is a need for the owner to ensure that an appropriate trade waste agreement is in place prior to the opening of the site, together with the need to ensure access and egress points that would facilitate a 26 tonne refuse wagon without the need to reverse onto Dalton Back Lane. I am informed by colleagues that concerns in relation to these plans have been raised previously by resident representatives at the Central Neighbourhood Consultative

Planning Committee – 11 June 2008

4.1

Forum. These concerns relate specifically to the adverse impact that a sewerage system on this site would have on the Burn Valley Beck.

**Environment Agency** – The Environment Agency has no objections to the proposed development but advises that if planning permission is granted a planning condition be imposed with regard to surface water drainage. The site is at the head of a catchment prone to flooding down stream. We consider therefore, that surface water runoff should be attenuated to no more than existing rates so as not to cause or exacerbate flooding elsewhere. The applicant states that surface water will be discharged to a soakaway. The Agency would recommend that before planning permission is granted soakways are shown to be effective for the disposal of surface water from this site and, if not the applicant should be requested to resubmit amended proposals showing how he proposes to drain the site. It is therefore recommended that an appropriate assessment is carried out in accordance with BRG Digest 365. Under the terms of the Water Resources Act, the prior written consent of the Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled Waters including rivers, streams, underground waters, reservoirs, estuaries and coastal waters).

**National Grid** - No objections

**Highways Agency** – The Highways Agency has considered the above proposals for a touring caravan site at the above location and has no objections in principal to the development subject to conditions. As previously identified there is a significant accident history at the A19/Dalton Back Lane/Red Lion Farm junction and at the A19/Elwick junctions to the north, and as you will appreciate given the poor safety record at the above locations, the Agency would like to ensure that the safety of all road users on the A19 Trunk Road is not further compromised at the above junctions as a result of development related activities in the area. The applicant has indicated to the Agency that it is their intention when promoting the site, that they will clearly indicate that all clients using the facilities would be directed to the A689 Dalton Back Lane junction and that all advertising booklets and brochures will have a clearly defined map indicating appropriate routes to the A19. The applicant has also indicated that they intend to put up appropriate signage on the exit of the farm/site that clearly indicates the A689 as the preferred safe route to the A19 Trunk Road. Please note that the Agency would not support the use of any directional signage intended to attract and promote the caravan park on the A19 trunk road.

**Engineering Consultancy** – I would request that contamination issues are considered and therefore my standard planning condition in relation to contamination is included.

The EA have covered issues in relation to storm water and foul water disposal within their response and therefore I would have no further comment.

**Northumbrian Water** – No objections.



Planning Committee – 11 June 2008

4.1

**Planning Policy**

1.8 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP12: States that the Borough Council will seek within development sites, the retention of existing and the planting of additional, trees and hedgerows. Development may be refused if the loss of, or damage to, trees or hedgerows on or adjoining the site will significantly impact on the local environment and its enjoyment by the public. Tree Preservation Orders may be made where there are existing trees worthy of protection, and planning conditions will be imposed to ensure trees and hedgerows are adequately protected during construction. The Borough Council may prosecute if there is damage or destruction of such protected trees.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime. Rur1: States that the spread of the urban area into the surrounding countryside beyond the urban fence will be strictly controlled. Proposals for development in the countryside will only be permitted where they meet the criteria set out in policies Rur7, Rur11, Rur12, Rur13 or where they are required in conjunction with the development of natural resources or transport links.

Rur14: States that proposals within the Tees Forest should take account of the need to include tree planting, landscaping and improvements to the rights of way network. Planning conditions may be attached and legal agreements sought in relation to planning approvals.

Rur7: Sets out the criteria for the approval of planning permissions in the open countryside including the development's relationship to other buildings, its visual impact, its design and use of traditional or sympathetic materials, the operational requirements of agriculture and forestry and viability of a farm enterprise, proximity of intensive livestock units, and the adequacy of the road network and of sewage disposal. Within the Tees Forest area, planning conditions and obligations may be used to ensure planting of trees and hedgerows where appropriate.

Planning Committee – 11 June 2008

4.1

To10: States that proposals for touring caravan sites will only be approved where they do not intrude into the landscape and subject to highway capacity considerations, the provision of substantial landscaping and availability of adequate sewage disposal facilities.

### Planning Considerations

1.9 The main planning considerations are policy, impact of the development on the visual amenity of the area, impact on the neighbouring properties, flooding, ecology, drainage and highways.

### Policy

1.10 The site lies in open countryside. Policy T010 Touring Caravan sites advises that proposals for touring caravan sites will only be approved where they are exceptionally well screened so as not to intrude visually into the landscape and provided that the surrounding road network is capable of accommodating the development, substantial landscaping is provided and adequate sewage disposal facilities are available. Policy Rur 7 advises that in determining applications for planning permission in the countryside amongst other things the following factors will be taken into account, relationship of the development to other buildings in terms of siting, size and colour, the visual impact on the landscape, the compatibility of the design of the development within its setting and the landscape generally, use of sympathetic materials, additional tree or hedge planting, adequacy of the sewage disposal arrangements and the adequacy of the road network.

### Impact On The Visual Amenity Of The Area

1.11 Current Local Plan Policy advises that touring caravan sites will only be approved where they are exceptionally well screened so as not to intrude visually into the landscape and requires that substantial landscaping is provided.

1.12 The site lies within open countryside in an undulating landscape. It rises to its northern end and the land around the site rises to the north and south, it is gently undulating to the east and west. The main public viewpoints of the site are from a section of Dalton Back Lane, a section of the public footpath which crosses land to the south and west and from the A19. In terms of the latter a short section of the A19 can be glimpsed from the site, however given the distance, and the usual speed of the traffic, it is not considered that the site will register significantly to any driver passing the site.

1.13 The southern part of the site will be relatively well screened in views from Dalton Back Lane, which passes some 650m to the east, by the prevailing landform and the existing trees and hedgerows along and adjacent to the watercourse. As the site rises to the north it is more visible at distance from the road. In terms of the public footpath which passes the site to the south/west, views from the south will be from a high level and whilst some screening is afforded by trees lining the watercourse the site is visible from the public footpath as it passes to the south and west.

Planning Committee – 11 June 2008

4.1

1.14 It would be difficult to conclude therefore that the site is currently exceptional well screened, especially given the elevated views from the public footpath, however given the prevailing landform the distance of the site from the A19 and Dalton Back Lane nor is it considered that it is unduly prominent in the wider landscape.

1.15 The applicant's proposals include significant tree planting around the site with a 5m wide planting strip provided to the east west boundaries, a three metre wide strip to the northern end and additional landscaping to the southern boundary to reinforce the planting along the watercourse. The scheme has been assessed by the Landscape & Conservation Manager and is considered to be broadly acceptable subject to the planting of larger trees adjacent to the main building. A detailed landscaping scheme would be conditioned. Given the advice from Tees Forest there appears to be potential for more significant tree planting and this is being discussed with the applicant, and has been accepted in principle.

#### Impact On The Amenity Of Neighbouring Properties

1.16 The site is located in the countryside. It includes pitches for caravans and tents, a club house and amenity facilities and there is therefore potential for the residential neighbours to be affected. The closest residential neighbours are located on the holdings surrounding the site. These include Low Stodfold Farm some 483m to the west, West Pastures Farm some 302m to the east/south east. Also to the east and north east are the temporary caravans occupied by individuals seeking to establish livery businesses the closest of these is some 550m to the east. The Head of Public Protection has advised that he has no objection in principle to the application. He has however recommended conditions on the use of the function room, restricting outside drinking areas and prohibiting the playing of outside music. Given these comments and the separation distances involved it is not considered that the activities on the site will unduly affect the residential amenity of the occupiers of adjacent properties. The comings and goings of the vans along the access road may have some affect on the amenity of the occupiers of the caravans however these are not located directly adjacent to the road and given the intermittent nature of the activity it is not considered that these will significantly affect the amenity of the occupiers of these caravans.

1.17 In terms of the developments impact on the proper functioning of the surrounding farms and emerging livery businesses. The site is self-contained and with appropriate landscaping and enclosure it is considered any opportunity for accidental trespass from the site could be effectively limited. If trespass did occur then essentially this would be a legal matter for the landowners to resolve. It is not considered that the proposal would unduly affect the proper functioning of the adjacent enterprises.

#### Flooding

1.18 The site is adjacent to a watercourse and a small part of it to the south is identified in the Environment Agency floodmaps as within or adjacent to a floodzone. The applicant has provided a Flood Risk Assessment, which concludes that the use of the site is acceptable, and the use of the land bordering or within the flood zone is acceptable subject to a flood warning and evacuation plan.

Planning Committee – 11 June 2008

4.1

1.19 The application forms and plan indicate that surface water will be discharged to soakaways and watercourse, though the buildings also incorporate rainwater harvesting devices. The Environment Agency has no objections to the proposed development. They have pointed out however that the site is at the head of a catchment prone to flooding down stream and have advised that surface water runoff should be attenuated to no more than existing rates so as not to cause or exacerbate flooding elsewhere. They have advised that if planning permission is granted a planning condition be imposed with regard to surface water drainage and that the applicant should also demonstrate that the site is suitable for the use of soakaways. A suitable condition is proposed and the applicant has been asked to provide evidence that soakaways will work in this area.

#### Ecology

1.20 Concerns have been raised in relation to the impact of the development on the ecology of the area. The site consisting of rough grassland is of limited ecological interest and it is not considered that the use of the site will have significant ecological impacts in the area.

#### Drainage

1.21 The site is not served by mains drainage. The proposals for surface water drainage have been discussed in the section on flooding above. In terms of foul drainage the applicant is proposing to provide a package sewage treatment plant with outflow to the adjacent watercourse. The Environment Agency and the Engineering Consultancy have not raised objections to the proposals.

#### Highways

1.22 A number of objections have been received in relation to highway issues. The Traffic & Transportation Section have advised that the development would have minimal impact on the nearby highway network and have not raised objections to the proposal. They have requested conditions relating to access information on promotional literature and the maintenance of sightlines. The Highways Agency, which is concerned with the impacts on the strategic road network, have advised that they have no objections in principle to the development. Given the significant accident history at the A19/Dalton Back Lane/Red Lion Farm junction and at the A19/Elwick junctions to the north however they have requested conditions to seek to encourage clients to use their preferred safe routes to and from the site. An appropriate condition is proposed.

1.23 The applicant's proposals include improvement to the access point and the provision of a 6m wide access track. It is apparent however that the applicant no longer owns fields either side of the access and across which the visibility splay is in part achieved. In order that this can be secured it is proposed that any permission is subject to a legal agreement securing the provision and maintenance of the visibility splay.

Planning Committee – 11 June 2008

4.1

Conclusion

1.24 The proposal is considered acceptable in principle subject to confirmation of the extent of additional tree planting requested by Tees Forest, the confirmation that soakways are suitable on the site or another acceptable mechanism for the disposal of surface water arising from the site, the completion of an appropriate legal agreement securing the provision and maintenance of the entrance visibility splays. It is hoped these matters can be resolved before the Committee.

**RECOMMENDATION – APPROVE** subject to confirmation of the extent of additional tree planting requested by Tees Forest, the confirmation that soakways are suitable on the site or another acceptable mechanism for the disposal of surface water arising from the site, the completion of an appropriate legal agreement securing the provision and maintenance of the entrance visibility splays and the following conditions.

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.  
To clarify the period for which the permission is valid.
2. The development hereby approved shall be carried out in accordance with plans and details received at the time the application was made valid on 7th March 2008 as amended in relation to the site layout by the drawing BIG/IC/TB/286-102C received at the Local Planning Authority on 10th April 2008, unless otherwise agreed in writing by the Local Planning Authority.  
For the avoidance of doubt
3. The touring caravan pitches (157) and the camping area shall be restricted to the area shown on the approved layout plan unless otherwise agreed in writing by the Local Planning Authority.  
In the interests of visual amenity.
4. Prior to its installation details of any play equipment to be installed in the childrens play area shall be submitted to and approved in writing by the Local Planning Authority.  
In the interests of visual amenity.
5. Unless otherwise agreed in writing with the Local Planning Authority the amenities building shown on the submitted plans (incorporating the function room) shall only be open to the public between the hours of 07:00 and 24:00 on any given day.  
In the interests of the amenities of the occupants of neighbouring properties.
6. The site including the amenities building and other facilities shown on the submitted plans shall only operate between the months of March to November inclusive in any year.  
As indicated in the application and in the interests of visual amenity.
7. The bars and function room in the amenities building shown on the submitted plans shall only be open to residents of the caravan and camping site. The amenities building shall be used only in association with the caravan and camping site and shall not be used as an independent facility.  
In the interests of the amenities of the occupants of neighbouring properties.
8. No beer gardens or outside drinking areas shall be provided in association with the amenities building.  
In the interests of the amenities of the occupants of neighbouring properties.

Planning Committee – 11 June 2008

4.1

9. No amplified music shall be played or relayed outside of the amenities building.  
In the interests of the amenities of the occupants of neighbouring properties.
10. The development hereby permitted shall not be commenced until: a) A desk-top study is carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority. If identified as being required following the completion of the desk-top study, b) The application site has been subjected to a detailed scheme for the investigation and recording of contamination, and remediation objectives have been determined through risk assessment, and agreed in writing with the Local Planning Authority, c) Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the 'Reclamation Method Statement') have been submitted to and approved in writing by the Local Planning Authority, d) The works specified in the Reclamation Method Statement have been completed in accordance with the approved scheme, e) If during reclamation or redevelopment works any contamination is identified that has not been considered in the Reclamation Method Statement, then remediation proposals for this material should be agreed with the Local Planning Authority. To ensure that any site contamination is addressed.
11. Details of the proposals for the disposal of surface water shall be submitted and approved by the Local Planning Authority prior to the commencement of development. A surface water drainage system shall be designed in accordance with the conclusions of the flood risk assessment, and agreed with the Local Planning Authority. The agreed system shall be fully installed before any impermeable surfaces designed to drain to that system are constructed.  
To reduce the risk of flooding
12. Prior to the development being brought into use details of (i) signage to be erected on the site and (ii) promotional literature for the operation shall be agreed with the Local Planning Authority in order to promote safe routes to and from the site for caravan related traffic. The route restrictions in question for caravan related traffic using the A19 shall be as follows:  
Arriving from the North - No restrictions  
Departing to the North - Turn right onto Dalton Back Lane, turn right onto A689 to A19 junction.  
Departing to the South - Turn right onto Dalton Back Lane, right turn onto A689 to A19 junction.  
Arriving from the South - Leave A19 at A689, follow A689, turn left onto Dalton Back Lane.  
To ensure that the A19 trunk road might continue to fulfil its purpose as part of national system of routes for through traffic, in accordance with Section 10(2) of the Highways Act 1980, and to maintain the safe free flow of traffic on the trunk road.
13. Prior to the site being brought into use the access track and access onto Dalton Back Lane shall be improved in accordance with the approved details.



The 4.5m X 90m visibility splays indicated on the approved drawing shall thereafter be maintained at all times in accordance with the approved drawing. No object, building structure or enclosure, nor any part of the hedgerow, tree, bush or plant within the visibility splay shall be allowed to exceed one metre in height.

In the interests of highway safety.

14. The development hereby approved shall be used as a touring caravan site and camping site only and under no circumstances for the siting of static caravans. Neither shall it be used for the storage of caravans.  
In line with planning policies and in order to protect the visual amenity of the area.
15. Unless otherwise agreed in writing with the Local Planning Authority the individual caravan pitches and associated car parking areas shall be retained in grass and no hardstandings shall be formed.  
As stated in the application and in the interests of visual amenity.
16. No open storage shall take place on the site unless otherwise agreed in writing by the Local Planning Authority.  
In the interests of the visual amenity of the area.
17. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.  
In the interests of visual amenity.
18. Details of the construction of the access, access roads including surfacing materials shall be submitted to and approved by the Local Planning Authority before development commences.  
In the interests of visual amenity and highway safety.
19. Details of all walls, fences and other means of boundary enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced.  
In the interests of visual amenity.
20. Prior to the commencement of development details of any excavation, leveling or earthworks proposed shall be submitted to and approved in writing by the Local Planning Authority.  
In the interests of visual amenity.
21. Notwithstanding the submitted details a detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.  
In the interests of visual amenity.
22. Any trees/shrubs required to be planted in association with the development hereby approved, and which are removed, die, are severely damaged, or become seriously diseased, shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted. All approved tree planting shall be retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.  
In the interests of visual amenity.

Planning Committee – 11 June 2008

4.1

23. The details of provisions for supervision and any managers/staff accommodation shall be submitted to and approved in writing by the Local Planning Authority prior to the site being brought into use. In order to ensure these matters are clarified.
24. Prior to the commencement of development a detailed phasing plan for the development of the site, including a timetable for the provision of caravan pitches/camping facilities and all associated amenity buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the phasing plan so agreed unless otherwise agreed in writing by the Local Planning Authority. In order to ensure that the development of the site proceeds in a satisfactory manner.





**Application No** H/2008/0001

**Proposal** Provision of a touring caravan and camping site with associated amenity facilities

**Location** BRIERTON MOORHOUSE FARM DALTON BACK LANE HARTLEPOOL

**PS Code:**6

<b>DELEGATION ISSUES</b>	Neighbour letters:	Not applicable
	Site notice:	Not applicable
<b>1) Publicity Expiry</b>	Advert:	Not applicable
	Weekly list:	Not applicable
	Expiry date:	Not applicable
<b>2) Publicity/Consultations</b>		
<p><b>Engineering Consultancy :</b> I have examined the drainage details and do have queries about these. However, in view of your suggested condition, it seems more sensible at this stage to rely on this condition, and add wording to the condition "Details of the proposal..... the commencement of the development" with the addition of "notwithstanding the details already submitted", rather than entering into detailed discussion prior to determination of the planning application. On the assumption that the treated foul discharge will be controlled by the EA consent process I do not require any other conditions in relation to the storm or foul systems. With reference to the aforementioned surface water condition (which I do agree with), I do not understand why the EA requested that HBC respond to details regarding discharging this condition, when they themselves requested the condition initially. I am concerned that the EA are abrogating their responsibility in this regard, and the matter should perhaps be raised with them to ensure that both parties' roles and responsibilities are clearly understood, and a workable protocol can be established for the future.</p> <p><b>Building Control :</b> Providing the systems meet the requirements of the Building Regulations then it will be acceptable for us.</p> <p>We would check this with the Building Regulation application submission and as such would clear your condition.</p> <p>The problem would be if an approved inspector is used for the Building Control function then this would need to be discussed with them or we could look at it on your behalf to allow you to raise any issues.</p> <p>I would expect that full details of the proposed system would be provided at the time of the Building Regulation submission showing capacities, emptying schedules and outfall capacities etc as confirmed by Big-interiors Ltd.</p> <p>With regards to rainwater/ surface water drains the following is a requirement under the Building Regulations</p>		

C:\oracorr\p\in\PINKSHT.DOC

**Rainwater drainage**

- H3.** (1) Adequate provision shall be made for rainwater to be carried from the roof of the building.
- (2) Paved areas around the building shall be so constructed as to be adequately drained.
- (3) Rainwater from a system provided pursuant to sub-paragraphs (1) or (2) shall discharge to one of the following, listed in order of priority -
- (a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable,
  - (b) a watercourse; or, where that is not reasonably practicable,
  - (c) a sewer.

As can be seen the preferred solution in the Building Regulations is to use a soakaway or infiltration system or into a watercourse (if suitable - so if prone to flooding then it would seem not to be suitable!).

It should be noted that we would only be looking at the surface water from the buildings that require approval under the Building Regulations and not hard standing, exempt buildings or roadways.

**Environment Agency** – The Environment Agency has no objections to the proposed development advises that if planning permission is granted a planning condition be imposed with regard to surface water drainage. The site is at the head of a catchment prone to flooding down stream. We consider therefore, that surface water runoff should be attenuated to no more than existing rates so as not to cause or exacerbate flooding elsewhere. The applicant states that surface water will be discharged to a soakaway. The Agency would recommend that before planning permission is granted soakways are shown to be effective for the disposal of surface water from this site and, if not the applicant should be requested to resubmit amended proposals showing how he proposes to drain the site. It is therefore recommended that an appropriate assessment is carried out in accordance with BRG Digest 365. Under the terms of the Water Resources Act, the prior written consent of the Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled Waters including rivers, streams, underground waters, reservoirs, estuaries and coastal waters).

<b>3) Neighbour letters needed</b>	Y
<b>4) Parish letter needed</b>	Y
<b>5) Policy</b>	
GEP1: General Environmental Principles	
GEP12: Trees, Hedgerows and Development	
GEP2: Access for All	
GEP3: Crime Prevention by Planning and Design	
Rur1: Urban Fence	
Rur14: The Tees Forest	

C:\oracorr\p\in\PINKSHT.DOC



Rur7: Development in the Countryside  
To10: Touring Caravan Sites  
Comments: Not applicable

#### 6) Planning Considerations

This application was considered at the Planning Committee of 11<sup>th</sup> June 2008 members were minded to approve the application "subject, to the satisfactory conclusion of discussions about the handling of surface water and sewage at the site, to the completion of a legal agreement under section 106 of the Planning Act to ensure adequate sightlines are maintained at the main access to the site and the Tees Forest planting is secured both during the lifetime of the development and the following conditions. However a final decision was delegated to the Development Control Manager in consultation with the Chair of the Planning Committee. Officers are to liaise with the Council's Highway Engineers and officers of the Highway Agency to ensure agreed information about safe routes to and from the site is provided to the applicant.

Discussion in relation to foul and surface water have been concluded. It is considered that these matters can be conditioned. After further consideration an additional Grampian condition, condition 26, covering foul drainage has been added. A Grampian condition in relation to the disposal of surface water was previously proposed and an amended version to take account of the Engineering Consultancy comments is restated below (12).

After further consultation with Traffic & Transportation & the Highways Agency the safe route has been amended. Condition 13 has therefore been amended to reflect changes to the route.

After further consideration a further condition is also proposed in relation to the provision of water supply, Condition 27.

The other conditions are as approved at the meeting of the Planning Committee on 11<sup>th</sup> June 2008 and are restated below.

The recommendation remains to approve the application subject to the completion of a section 106 agreement, which is being progressed and the conditions set out below.

#### 7) Chair's Consent Necessary

Y

#### 8) Recommendation

**APPROVE** subject to the completion of a legal agreement under section 106 of the Planning Act to ensure adequate sightlines are maintained at the main access to the site and the Tees Forest planting is secured both during the lifetime of the development

#### CONDITIONS/REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.  
To clarify the period for which the permission is valid.
2. The development hereby approved shall be carried out in accordance with plans and details received at the time the application

C:\oracorr\pin\PIKSH.T.DOC



was made valid on 7th March 2008 as amended in relation to the site layout by the drawing BIG/IC/TB/286-102C received at the Local Planning Authority on 10th April 2008, unless otherwise agreed in writing by the Local Planning Authority.

For the avoidance of doubt.

3. The touring caravan pitches (157) and the camping area shall be restricted to the area shown on the approved layout plan unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity.

4. i) Any caravans on/brought onto site are to be occupied for holiday purposes only;

ii) Any caravans on/brought onto site shall not be occupied as any person's sole, or main place of residence;

iii) No individual may be in residential occupation of the site or any caravan thereon for more than 28 days (whether cumulatively or continuously) in any six month period; AND

iv) the owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site at any time, and of their main home addresses, and shall make this information available upon reasonable request to the Local Planning Authority

For the avoidance of doubt/to ensure that the site operates only as a touring caravan and camping site in the interests of visual amenity and the site is not considered suitable for residential occupancy.

5. Prior to its installation details of any play equipment to be installed in the childrens play area shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of visual amenity.

6. Unless otherwise agreed in writing with the Local Planning Authority the amenities building (incorporating the function room) shall only be open to the public between the hours of 07:00 and 24:00 on any given day.

In the interests of the amenities of the occupants of neighbouring properties.

7. The site including the amenities building and other facilities shown on the submitted plans shall only operate between the months of March to November inclusive in any year.

As indicated in the application and in the interests of visual amenity.

8. The bars and function room in the amenities building shown on the submitted plans shall only be open to residents of the caravan and camping site. The amenities building shall be used only in association with the caravan and camping site and shall not be used as an independent facility.

In the interests of the amenities of the occupants of neighbouring properties.

9. No beer gardens or outside drinking areas shall be provided in association with the amenities building.

In the interests of the amenities of the occupants of neighbouring properties.

10. No amplified music shall be played or relayed outside of the amenities building.

In the interests of the amenities of the occupants of neighbouring properties.

C:\oracorr\pln\PIKSH.T.DOC



11. The development hereby permitted shall not be commenced until:

- A desk-top study is carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority. If identified as being required following the completion of the desk-top study,
- The application site has been subjected to a detailed scheme for the investigation and recording of contamination, and remediation objectives have been determined through risk assessment, and agreed in writing with the Local Planning Authority,
- Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the 'Reclamation Method Statement') have been submitted to and approved in writing by the Local Planning Authority,
- The works specified in the Reclamation Method Statement have been completed in accordance with the approved scheme,
- If during reclamation or redevelopment works any contamination is identified that has not been considered in the Reclamation Method Statement, then remediation proposals for this material should be agreed with the Local Planning Authority.

To ensure that any site contamination is addressed.

12. Notwithstanding the details submitted no development shall take place until a surface water drainage system has been designed in accordance with the conclusions of the flood risk assessment, and agreed with the Local Planning Authority. The agreed system shall be fully installed before any impermeable surfaces designed to drain to that system are constructed.

To reduce the risk of flooding

13. Prior to the development being brought into use details of (i) signage to be erected on the site and (ii) promotional literature for the operation shall be agreed with the Local Planning Authority in order to promote safe routes to and from the site for caravan related traffic. The route restrictions in question for caravan related traffic using the A19 shall be as follows:

Arriving from the North - No restrictions

Departing to the North - From site turn left onto Dalton Back Lane to Three Gates junction, turn right onto Dalton Lane, turn right onto Elwick Road, turn left onto Dunston Road roundabout, turn left to Hart Lane, turn left onto A179, turn right onto A19 at A179/A19 junction.

Departing to the South - From the site turn left onto Dalton Back Lane, turn left at Three Gates junction, turn left onto A19.

Arriving from the South - Leave A19 at A689 junction, follow A689, turn left onto Dalton Back Lane.

To ensure that the A19 trunk road might continue to fulfil its purpose as part of national system of routes for through traffic, in accordance with Section 10(2) of the Highways Act 1980, and to maintain the safe free flow of traffic on the trunk road.

14. Prior to the site being brought into use the access track and access onto Dalton Back Lane shall be improved in accordance with the approved details. The 4.5m X 90m visibility splays indicated on the approved drawing shall thereafter be maintained at all times in

C:\oracorr\pln\PINKSH.T.DOC



accordance with the approved drawing. No object, building structure or enclosure, nor any part of the hedgerow, tree, bush or plant within the visibility splay shall be allowed to exceed one metre in height.

In the interests of highway safety.

15. The development hereby approved shall be used as a touring caravan site and camping site only and under no circumstances for the siting of static caravans. Neither shall it be used for the storage of caravans.

In line with planning policies and in order to protect the visual amenity of the area.

16. Unless otherwise agreed in writing with the Local Planning Authority the individual caravan pitches and associated car parking areas shall be retained in grass and no hardstandings shall be formed.

As stated in the application and in the interests of visual amenity.

17. No open storage shall take place on the site unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the visual amenity of the area.

18. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.

In the interests of visual amenity.

19. Details of the construction of the access, access roads including surfacing materials shall be submitted to and approved by the Local Planning Authority before development commences.

In the interests of visual amenity and highway safety.

20. Details of all walls, fences and other means of boundary enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced.

In the interests of visual amenity.

21. Prior to the commencement of development details of any excavation, leveling or earthworks proposed shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of visual amenity.

22. Notwithstanding the submitted details a detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.

In the interests of visual amenity.

23. Any trees/shrubs required to be planted in association with the development hereby approved, and which are removed, die, are severely damaged, or become seriously diseased, shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted. All approved tree planting shall be retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

In the interests of visual amenity.

24. The details of provisions for supervision and any managers/staff accommodation shall be submitted to and approved in writing by the

C:\oracorr\p\in\PIKSH.T.DOC





Local Planning Authority prior to the site being brought into use.

In order to ensure these matters are clarified.

25. Prior to the commencement of development a detailed phasing plan for the development of the site, including a timetable for the provision of caravan pitches/camping facilities and all associated amenity buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the phasing plan so agreed unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure that the development of the site proceeds in a satisfactory manner.

26. Notwithstanding the details submitted no development shall take place until a scheme for the disposal of foul water arising from the site (including the design of the system and copies of consents and authorisations from the Environment Agency if necessary) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the details so approved. The site shall not be occupied until the approved scheme has been implemented and is operational.

To prevent pollution of the water environment.

27. Notwithstanding the details submitted development shall not commence until a scheme for the provision of a water supply for the development (including the design of the system and copies of consents and authorisations from the Environment Agency if necessary) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the details so approved. The site shall not be occupied until the approved scheme has been implemented and is operational.

In order to ensure that an adequate water supply is provided.

#### **INFORMATIVE NON-STD**

**Under the terms of the Water Resources Act, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled Waters including rivers, streams, underground waters, reservoirs, estuaries and coastal waters).**

**Signed:**

**Dated:**

Assistant Director (Planning and Economic Development)  
Development Control Manager

I consider the scheme of Officer/Chair delegation to be  
appropriate/inappropriate in this case

**Signed:**

**Dated:**

Chair of the Planning Committee

C:\oracorr\pln\PIKSH.T.DOC



### Brierton Moorhouse Farm



Copyright Reserved Licence 1000233902008

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

<b>HARTLEPOOL</b> <b>BOROUGH COUNCIL</b>	DRAWN <b>GS</b>	DATE <b>15/04/10</b>
	SCALE <b>1:5000</b>	
<b>Department of Regeneration and Planning</b> Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO <b>H/2008/0001</b>	REV



**No:** 7  
**Number:** H/2010/0151  
**Applicant:** Mr F Brown Hart Village HARTLEPOOL TS27 3AE  
**Agent:** Jacksonplan Ted Jackson Amble Close HARTLEPOOL TS26 0EP  
**Date valid:** 12/03/2010  
**Development:** Siting of caravans with internal service access and provision of screening mound  
**Location:** NORTH HART FARM BUTTS LANE HARTLEPOOL

---

## The Application and Site

7.1 The application site is part of a field located to the north of Hart Farm. The field is almost level at the application site and falls steeply away to the north. It has recently been planted with trees in connection with an earlier permission on the site (H/2007/0486). The land then rises again to the north. A public right of way passes along a contour in the adjacent field to the north. To the south are fields which are currently used for caravan storage, a pond and a field which has been used as a registered caravan club site since 1991. To the south of these is the farm complex which consist of a range of modern and traditional agricultural buildings a farm house and a farm cottage occupied by the father and son that own and farm the unit. To the east the land is bounded by agricultural fields and again falls away gradually to the east, long views are possible towards the coast and housing on the outskirts of Hartlepool. To the western boundary is a mature hedge a track which is also a PROW passes to the west side, this also gives access to Middlethorpe Farm and its associated dwellings and access to the site from Hart village.

7.2 It is proposed to extend the existing caravan storage area into the field to the north of the existing caravan storage area. A five metre wide access track between the existing and proposed storage area will be retained and beyond a 21 metre strip will be set aside for the caravan storage. A one metre mound and Hawthorn Hedge is proposed to be provided on the north side of the storage area. The access to the site is proposed through the existing storage area via an existing automatic gate to the south west of the site.

7.3 The applicants design and access statement submitted in support of the application states

- 1) The storage facilities comprise a vital economic part of the farm's current diversification.
- 2) An extension to these facilities is vital to the long term security of the holding.
- 3) The proposed mound will reduce the visual appearance of the parked caravans whilst the tree planting is still in its infancy.
- 4) The applicant has been pressed to provide additional storage, the extended area would meet this demand and provide much needed farm

diversification at a time when agriculture and the applicant's financial position continues to suffer from economic decline.

### **Relevant Planning History**

7.4 In August 2007 planning permission was granted for the use of land for the storage of caravans. This permission approved the use of a 21m strip of land to the south of the current application site for caravan storage including the provision of an access onto Butts Lane. Conditions on the approval required a tree and hedge planting scheme, this included the provision of some one hectare of tree planting in the remainder of the field to the north of the site and was approved and implemented. It is part of this tree planting area into which the applicant is now proposing to extend the caravan storage. (H/2007/0486)

7.5 In June 2007 a lawful development certificate was issued confirming that the lawful use of a field to the south of the application site, and the above approved storage area, was as a use for caravan storage. (H/2007/0204).

7.6 In January 1991 planning permission was granted for caravan storage in the field to the south/south west of the application site. This site has however been used as a registered Caravan Club site for touring caravans since 1991. (H/FUL/0681/90).

### **Publicity**

7.7 The application has been advertised by site notice, in the press and by neighbour notification (7). The time period for representations expires on 19<sup>th</sup> April 2010. At the time of writing two representations has been received advising no objections.

### **Consultations**

**Traffic & Transportation** : No objections.

**Public Protection & Housing** : No objections.

**Neighbourhood Services** : No comments received.

**Northumbrian Water** : No objections.

**Hart Parish Council** : No comments received.

**Parks & Countryside** : There is no conflict between the planning application for further caravan development at the above mentioned farm and the public rights of way that run close to the proposed enlargement area. The only minor concern that could arise would be regarding the visual aspect of increased caravan storage and the amenity landscape value for the surrounding area.

### **Planning Policy**

7.8 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP12: States that the Borough Council will seek within development sites, the retention of existing and the planting of additional, trees and hedgerows. Development may be refused if the loss of, or damage to, trees or hedgerows on or adjoining the site will significantly impact on the local environment and its enjoyment by the public. Tree Preservation Orders may be made where there are existing trees worthy of protection, and planning conditions will be imposed to ensure trees and hedgerows are adequately protected during construction. The Borough Council may prosecute if there is damage or destruction of such protected trees.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

Hsg13: States that proposals for the development of additional land for mobile homes will only be approved on land within the urban fence which is not allocated for permanent development, is not protected open space and which is accessible to public transport, schools and other local facilities. Substantial landscaping of the site will be required.

Rur14: States that proposals within the Tees Forest should take account of the need to include tree planting, landscaping and improvements to the rights of way network. Planning conditions may be attached and legal agreements sought in relation to planning approvals.

Rur3: States that expansion beyond the village limit will not be permitted.

Rur7: Sets out the criteria for the approval of planning permissions in the open countryside including the development's relationship to other buildings, its visual impact, its design and use of traditional or sympathetic materials, the operational requirements of agriculture and forestry and viability of a farm enterprise, proximity of intensive livestock units, and the adequacy of the road network and of sewage disposal. Within the Tees Forest area, planning conditions and obligations may be used to ensure planting of trees and hedgerows where appropriate.

## **Planning Considerations**

7.9 The main planning considerations are policy, the impact on the visual amenity of the area, impact on the amenity of neighbours and highways.

7.10 These matters are currently under consideration and several consultee responses are awaited. An update report will follow.

**RECOMMENDATION – UPDATE** report to follow

## North Hart Farm



Copyright Reserved Licence 1000233902008

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

<b>HARTLEPOOL</b> <b>BOROUGH COUNCIL</b>	DRAWN <b>GS</b>	DATE <b>15/04/10</b>
	SCALE <b>1:3000</b>	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO <b>H/2010/0151</b>	REV

**No:** 8  
**Number:** H/2010/0186  
**Applicant:** N BAILEY CIVIC CENTRE HARTLEPOOL TS24 8AY  
**Agent:** Head Of Property Services Mr Colin Bolton Leadbitter  
 Buildings Stockton Street HARTLEPOOL  
**Date valid:** 23/03/2010  
**Development:** Revised application for the erection of primary school,  
 nursery and associated works including car parking, drop  
 off facilities, CCTV, landscaping, sports fields and multi  
 use games area  
**Location:** LAND AT JESMOND GARDENS/CHESTER ROAD  
 HARTLEPOOL

---

## Background

8.1 An application for a new school on the application site was approved by the Planning Committee on the 7<sup>th</sup> October 2009 and the decision notice was issued on the 13<sup>th</sup> October 2009.

8.2 Changes between the approved scheme and the revised scheme include:

1. Omission of the biodiverse/brown roof system;
2. The green wall system and the areas of coverage has been revised;
3. The attenuated surface water run-off for the carpark & service area has been omitted however it is proposed to incorporate a SUDs drainage system;
4. Alteration of the habitat area and sensory garden;
5. Alteration of fencing;
6. Slight alterations with the height of the building due to the changes in finishing materials;
7. Tegel paving in lieu of resin bound gravel;
8. Bitmac in lieu of resin bound gravel (car park; courtyard & Activity area);
9. Roof:
  - Additional sunpipes to roof for increased daylight in the rooms;
  - Additional access hatch for roof access;
  - Indicative hatchway system added;
10. Omission of the amphitheatre canopy;
11. Omission of sliding screens to amphitheatre doors;
12. Omission of the courtyard glass canopy fronting the foundation area;
13. Omission of classbase light pod louvers;
14. Aluminium sliding folding doors in lieu of timber;
15. Reduction in wing wall lengths (KS2 & foundation entrance);
16. Reduction in size of the allotment.

8.3 These alterations have resulted from budget pressures and the prioritisation of elements that offer more direct educational and play value to the children.

8.4 It should be noted that the siting of the building, access, drop off and car parking arrangements have not changed from the approved plans.

## **The application and site**

8.5 The application site is the existing Jesmond Road Primary School sports field. The site is situated at the cross roads between Jesmond Gardens and Chester Road, bounded to the east and south respectively by these roads. Grayfields Recreation Ground sits to the north of the site while Chester Road Allotments lie behind the site to the west.

8.6 The residential properties overlooking the site from Jesmond Gardens and Chester Road are traditional two storey semi-detached and terraced houses, typical of the area.

8.7 Historically the site was set out as allotments but these were cleared some 25 years ago. The site area is 1.9 hectares and owing to its occasional use as a playing field is grassed with no distinguishing features.

8.8 The existing Jesmond Road Primary School building is on Percy Street, a few minutes walk away to the south.

8.9 This development has been procured as part of the first phase of the government's national Primary Capital Program (PCP) within Hartlepool which aims to facilitate the rebuilding, remodelling or refurbishment of at least half of all primary schools.

8.10 It is proposed for the site to comprise a single storey educational building with associated drop-off, car parking, hard and soft landscaping, half-sized sports pitch, multi-use games area and service yard.

8.11 The new school is proposed to continue to provide community use and facilities. It is considered by the applicant that the retention of a school in the area will help support local business and encourage first time buyers and young families into the area.

8.12 Workshops were organised by the architects to ensure that the design of the school would be influenced by the pupils and staff at the existing school, governors. Prior to the submission of the original application public consultation events were carried out, 1400 invitations were posted and 10 feedback forms were submitted from the people attending the meetings.

## **Publicity**

8.13 The application has been advertised by way of neighbour letters (398), press notice and site notice (2). To date, there have been 33 letters of no objection 4 letters of objection and 2 letters of comment.

The concerns raised in the objection and comment letters are:

1. no change from the original proposal;
2. major concerns about the entrance and exit proposal;

3. parking is a big problem now and it will only get worse;
4. residents do not have a back street this is our only means of entry and exit;
5. this should be discussed with the emergency services;
6. traffic;
7. hopes there will be restricted parking;
8. safety of children should come first;
9. you choose not to listen to people who know more about the location than anyone;
10. entrance should be on Chester Road, Jesmond Gardens is too busy to have any extra traffic;
11. against the drop off zone on safety grounds, it is proposed just inside the traffic lights which is too dangerous;
12. where will be the entrance;
13. examination of other schools revealed indiscriminate parking by parents;
14. Chester Road is used as a 'rat run' by some motorists the Council might consider erecting 20mph speed signs at both ends of Chester Road;
15. a pelican crossing should be included in the scheme.

Copy letters E

The period for publicity expires 2 days after the Planning Committee.

## Consultations

8.14 The following consultation replies have been received:

**Traffic & Transportation** - No objection

**Community Safety Officer** - Fully supports the proposal however does provide general comments regarding security of the development

**Engineering Consultancy** - No objection subject to a safeguarding regarding contamination issues condition

**Public Protection** - No objection

**Property Services** - No comment

**Community Services** - Welcomes the proposal

**Northumbrian Water** – The previous response to the original application H/2009/0352 was one of no objection subject to an appropriate condition, although no response has been received it is anticipated that the comments will remain unchanged.

**Environment Agency** - The previous response to the original application H/2009/0352 was one of no objection subject to a condition, although no response has been received it is anticipated that the comments will remain unchanged.



**Sport England** - The previous response to the original application H/2009/0352 was one of no objection subject to a condition, although no response has been received it is anticipated that the comments will remain unchanged.

**Cleveland Police** – Recommended verbally that Secured by Design principles are incorporated into the scheme, formal comments awaited.

## Planning Policy

8.15 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

PU11: Allocates this land for a replacement school and states that if the school is not required then the site will be retained for outdoor recreational use. Rec6: Seeks the wider community use of school sports and playing field facilities. Developers contributions may be sought in this respect.

Rec6: Seeks the wider community use of school sports and playing field facilities. Developers contributions may be sought in this respect.

Tra20: Requires that travel plans are prepared for major developments. Developer contributions will be sought to secure the improvement of public transport, cycling and pedestrian accessibility within and to the development.

## Planning Considerations

8.16 The main planning considerations in this instance are the appropriateness of the proposal in terms of the policies and proposals contained within the adopted Hartlepool Local Plan outlined above and in particular the impact of the proposals upon neighbouring properties and its appearance in the streetscene in general. Highway safety issues also need to be considered.

## Policy

8.17 The application site was allocated in the adopted Hartlepool Local Plan 2006 and in the previous 1994 Hartlepool Local Plan for the site to locate a replacement school for Jesmond Road Primary School. It is considered that the use of this land for a school is therefore acceptable in principle.

## Effect on the neighbouring residential properties and the surrounding Area

8.18 The proposed school building is modern single storey with some double height spaces which are located towards the rear of the site adjacent the allotments/Grayfields. The double height spaces denote the hall and 'heart' of the school. The hall is the tallest element of the building but is less than 8 metres in height. The main public façade is approximately 5.2 – 5.6m high which then reduces in scale down with a 2.4 metres canopy within the courtyard in order to reinforce the more domestic scale of the pupil domain.

8.19 This smaller scale is evident in the courtyard which, as the entrance point for pupils has more domestic proportions and feel. Glazed folding, sliding doors connect the class bases to the external environment, where the canopy will create sheltered external spaces.

8.20 The building has a flat roof, reducing the overall height of the scheme. The flat roof is punctuated by light and ventilation pods.

8.21 The adjacent properties are two storey dwellings with pitched roofs and are some distance from the proposed building, in excess of the minimum separation distance outlined in the Local Plan. It is considered that the scale of the development is appropriate for the area.

8.22 The external appearance of the school is unique, designed to incorporate a green façade as a continuation of the landscape. The planted façade faces onto Jesmond Gardens, making the school recognisable and giving it a unique identity, while offering an interesting outlook for the dwellings opposite. Brick has been chosen as the main element which denotes the entrances and the ancillary spaces such as the kitchen and administration areas. Other material such as metal and timber cladding are also proposed to be used.

8.23 In terms of any potential noise arising from the proposed school, the Council's Public Protection has no raised any objection to the scheme.

## Effects to the Allotments

8.24 As part of the site layout the Council have gifted an allotment adjacent to the school site in the north west corner. In return, part of the site has been used to form a pedestrian access route to the allotments which runs along the western boundary. This access from Chester Road will be separately secured and gated. It is considered that this will assist in giving the allotment holders a more convenient access point. Additional benefit should arise from a more controlled environment

which will overcome fly tipping which currently takes place on the existing 'dead end' allotment footpaths.

8.25 The Assistant Director of Community Services has assessed the scheme and has stated that the use of an allotment will allow for an integrated approach between the school and a healthy food/gardening project and that opportunity to develop closer links with the allotment association regarding help and guidance are of obvious merit.

#### Landscaping & Boundaries

8.26 It is intended that the Jesmond Gardens frontage would incorporate a 1.5 – 1.8metre decorative railing along this boundary. Both the car park and the drop-off point will be gated and restricted to school operational hours. The drop off area will be further screened through the use of ornamental street trees with the potential for a low hedge to also be incorporated. The remaining fencing from the school building line on Jesmond Gardens around the remaining perimeter of the site is proposed at 2.4metres. The final detail and height of the fencing are still being discussed and it is therefore proposed to control fencing/means of enclosure by a planning condition.

8.27 The original approval allowed for the removal of approximately 65 no. trees located along the Jesmond Gardens frontage and the corner of Chester Road, it is understood that these have now been removed.

8.28 The scheme has been assessed by the Council's Arboricultural Officer who considers that in general the landscaping proposals should provide for an overall enhancement of the visual amenity of the site. A condition regarding protection of the remaining trees is recommended.

#### Highway Issues

8.29 The concerns raised by objectors focus on highway issues and is something which Members discussed in depth during the determination of the previous application in October 2009. The access, car parking arrangements and drop off facilities have not altered from the approved plans.

8.30 A vehicular drop-off area for pupils is proposed to be located parallel to Jesmond Road, and is within the site boundary to enable it to be secured by the use of gates. This offers direct, safe access for children, straight into the school curtilage. The drop-off proposed is one-way meaning that children would be able to leave cars on the passenger side only, and go straight into the secure congregation/playground area and from there enter directly into their classbases. The drop-off area can also accommodate bus or coach pickup. Traffic Regulation orders will be required on Jesmond Gardens to control parking.

8.31 The staff and visitor car park is proposed to be located to the north of the site, remote from sports or teaching areas in order to reduce the dominance of vehicles within the site.

8.32 The car park proposes to accommodate 40 car parking spaces; more than the 28 space minimum requirement, it is anticipated that this would allow the additional spaces to be used as 'drop-off'/parking bays for parents.

8.33 The service area is located beyond the staff and visitor car parking, again confining vehicular movement to one area. Out of hours, the service turning-area can offer additional parking for school/community events.

8.34 Although no formalised crossing is proposed it is understood that a school crossing patrol will be provided at the school.

#### Secured by design

8.35 Cleveland Police have been in discussions with the agent regarding security of the site, it is anticipated that the school will adopt secured by design principles within the development and this can be controlled by condition. The Council's Community Safety Officer fully supports the proposal and provides general comments regarding security of the development.

8.36 It should be noted that CCTV is to be incorporated into the scheme, the details of which can be controlled by condition.

#### Energy Efficiency

8.37 The Primary Capital Programme's Primary Strategy for Change outlines that all new build projects must achieve at least a 'very good' BREEAM rating and a 60% reduction in Carbon emissions.

8.38 It is considered that the energy efficiency proposals will help to make the building sustainable in the future minimising the levels of non-renewable energy needed in the operation of the building.

#### Other issues

8.39 It is proposed to incorporate a half-sized junior playing pitch and a full-size Multi Use Games Area (MUGA). It is anticipated that the school will be able to use full-size pitches and facilities at the adjacent Grayfields Recreation Grounds. The MUGA will not be floodlit. It should be noted that the proposal for the playing areas have not changed from the previously approved scheme.

8.40 Although no response has been received from Sport England they assessed the previous proposals and did not object, however they previously indicated that they would like to see the construction details for both the proposed playing pitch and MUGA, this can be controlled by condition.

8.41 Cycle parking is proposed which it is anticipated will encourage cycling to school.

### Conclusion

8.42 Due to the outstanding publicity and consultee responses it is recommended that Members support the amended scheme however delegate the final decision to the Development Control Manager in consultation with the Chair of the Planning Committee.

**RECOMMENDATION** – Minded to approve and delegate final decision to the Development Control Manager in consultation with the Chair of the Planning Committee.



## Jesmond Road School



Copyright Reserved Licence 1000233902008

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

<b>HARTLEPOOL</b> <b>BOROUGH COUNCIL</b>	DRAWN <b>GS</b>	DATE <b>15/04/10</b>
	SCALE <b>1:2000</b>	
<b>Department of Regeneration and Planning</b> Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO <b>H/2010/0186</b>	REV

**No:** 1  
**Number:** H/2010/0105  
**Applicant:** MR K HALL PEEL HOUSE MAIN STREET PONTELAND  
NEWCASTLE UPON TYNE NE20 9NN  
**Agent:** MR K HALL BELLWAY HOMES (NE) LTD PEEL  
HOUSE MAIN STREET PONTELAND NE20 9NN  
**Date valid:** 02/03/2010  
**Development:** Residential development comprising the erection of 19  
houses and garages (amendment to previously approved  
scheme for 13 houses)  
**Location:** LAND AT AREA 6/7 MERLIN WAY HARTLEPOOL

---

1.1 This application appears on the main agenda at item 1.

1.2 Since the original report was produced, a further letter of objection has been received from a resident of Silverbirch Road. The objections are similar to those covered in the report.

1.3 The objector also requests that his previous objection to Bellways application H/2009/0497 – substitution of house types of 51 plots (1074A – 1083A) including 50 for affordable housing at land off Merlin Way is referred to. The abovementioned letters are attached.

Application No H/2010/0105

**Proposal** Residential development comprising the erection of 19 houses and garages (amendment to previously approved scheme for 13 houses)

**Location** LAND AT AREA 6/7

**Case Officer** Linda Wright

SCANNED

13 APR 2010



REGENERATION & NEIGHBOURHOODS  
DEPARTMENT  
APR  
08 2010

~~We~~\* have received your letter and want to object/~~do not want to object~~\* to the proposal.

~~We~~\* want/~~do not want~~\* to have the chance to speak to the Committee of Councillors if it is asked to consider this application.

Please use the space below to explain your concerns/reasons for objecting to the proposal.

- INCREASE IN THE NUMBER OF PROPERTIES, TRAFFIC, PARKED CARS IN AN AREA THAT IS ALWAYS EXPECTED TO BE OVER CROWDED.
- BASED ON BELLWAYS PREVIOUS APPLICATION WHICH HAS BEEN REJECTED (REFERENCED IN THEIR APPLICATION) IS THIS AN ATTEMPT TO RECREATE THAT PLAN PIECE MEAL??
- NOT IN KEEPING WITH THE CURNALL MASTER PLAN FOR THE AREA, WHICH REQUIRES MORE 3 & 4 BEDROOM DETACHED PROPERTIES.

If you need more space, please continue over or attach additional sheets to this letter.

- PLEASE REFER TO PREVIOUS OBJECTIONS ON BELLWAYS LAST "FAILED" APPLICATION.

<b>Name (Please print)</b>	P. DIGBY	Mr/Mrs/Miss/Ms*
<b>Address</b>	53 Silverbirch Road	
<b>Date</b>	31.3.10	
<b>Telephone number</b>	-	
<b>Email address</b>	-	

**Nb** - It is not essential that we have your telephone number but it will help us if we need to contact you

\* Please delete as appropriate

For Official Use Only	
No objections	
Objections	
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	




67302

Application No H/2009/0497

Proposal Substitution of house types on 51 plots (1074A-1083A) including 50 for affordable housing

Location LAND OFF MERLIN WAY

Case Officer Linda Wright

  
HARTLEPOOL  
BOROUGH COUNCIL

*STRONGLY*

☒ We have received your letter and want to object ~~to the proposal~~ to the proposal.

☒ We want ~~to have the chance to speak to the Committee of Councillors if it is asked to consider this application.~~

Please use the space below to explain your concerns/reasons for objecting to the proposal.

Please refer to the attached letter.

Regards  
Paul Digby / Tracey Cornell.

**SCANNED**  
- 6 OCT 2009

DEPT OF REGENERATION & PLANNING  
BRYAN HANSON HOUSE, HANSON SQUARE  
- 2 OCT 2009  
HANDLED TO | REPLY  
FILE No.

If you need more space, please continue over or attach additional sheets to this letter.

Name (Please print)	PAUL DIGBY	<input checked="" type="radio"/> Mr/Mrs/Miss/Ms*
Address	53 SILVERBIRCH ROAD	
Date	29.9.9.	
Telephone number		
Email address		

*Nb - It is not essential that we have your telephone number but it will help us if we need to contact you*

\* Please delete as appropriate

For Official Use Only	
No objections	
Objections	
Comments	
Petitions	

Entered in computer

C:\oracom\p\in\OCCUPIER.DOC 5 of 5

67308

**Mayor Stuart Drummond**  
Civic Centre  
Hartlepool  
TS24 8AY  
[stuart.drummond@hartlepool.gov.uk](mailto:stuart.drummond@hartlepool.gov.uk)

53 Silverbirch Road  
Hartlepool  
TS26 0BA

CHIEF EXECUTIVES DEPT.  
HARTLEPOOL

**01 OCT 2009**

PASSED TO \_\_\_\_\_  
DEALT WITH \_\_\_\_\_  
FILE NO \_\_\_\_\_

DEPT. OF REGENERATION & PLANNING  
BRYAN HANSON HOUSE, HANSON SQUARE

**02 OCT 2009**

HANDED TO \_\_\_\_\_ REPLY  
FILE NO \_\_\_\_\_

**SCANNED**

- 6 OCT 2009

28<sup>th</sup> September 2008

Ref: Planning Application Reference **H/2009/0497**  
MERLIN WAY, AREA 6/7 MIDDLE WARREN ADJACENT LOCAL CENTRE, HARTLEPOOL

Dear Mayor,

We would like to raise an objection in the strongest possible terms against the above mentioned planning application and request your support in opposing this proposal.

Having purchased our property in what we understood to be a private residential development, we feel extremely angry upon discovering that a proposal has been submitted regarding changes which we feel will significantly change the feel and very essence of our neighbourhood.

The very marketing campaign for this area by Bellway is that of a prestigious private estate of 3, 4 and 5 bedroom homes. If these plans had been in place when we purchased our property then we certainly wouldn't have moved into the area, the worry is that this will now be the view of many other professionals and the estate will suffer a decline, a decline the town can ill afford.

Great strides have been made in putting Hartlepool on the map, the Marina has flourished and the Tall Ships are coming in 2010. We as a community have a responsibility to maintain this momentum and create the right housing estates that are desirable to the working professional that can continue the rise of Hartlepool. An approval of this application could set a precedent that may well be followed by other builders struggling in these hard economic times and therefore lead to a potentially devastating downward spiral.

We appreciate the need to create affordable housing options; however there are already several such schemes underway in various other areas across the town which begs the question why do we need another one in the Bishop Cuthbert area. Clearly this is a money making scheme on Bellway's part due to the decline in the housing market.

To be specific our objection is based upon the following concerns:-

- Increased number of dwellings causing increased through traffic in an area which has a lot of small children and pets.
- Higher concentration of dwellings leading to increased parking issues in an area which already has a high number of cars.
- Not in keeping with the look, feel and essence of the surrounding area, both the immediate properties and that of the estate in general.

H/2009/0497

- When we purchased our property (moving in date of July 2008) Bellway's plan was for the remaining area to be properties of a similar standard and size.
- The regeneration of the town relies on the influx of professional people to bring money to the area. One of the main factors is desirable private housing estates which will attract these families and individuals. The inclusion of 50 housing authority properties within the community will dilute the feeling and reputation of the area which has taken a long time establish. This will affect not only the housing in the immediate area but we believe the wider Bishop Cuthbert estate and indeed the town.
- We believe that this will in fact not be a mixed community as stated in the planning application but will ultimately create a sub community within the community. If these houses had been in the original plan and dispersed intermittently then a mixed community would have existed.

We also believe that Bellway have taken the approach of a lack of consultation and information as a direct attempt to get this passed under the local radar as we are sure they are aware that is a controversial proposal. We have yet to even see what the actual plans look like.

We would therefore like you to consider this as a strong objection to the above appl

Yours faithfully

Paul Digby / Tracey Currell

67302

**Application No** H/2009/0497  
**Proposal** Substitution of house types on 51 plots (1074A-1083A) including 50 for affordable housing  
**Location** LAND OFF MERLIN WAY  
**Case Officer** Linda Wright



☒ **We** have received your letter and want to object <sup>STRONGLY</sup> ~~do not want to object~~ to the proposal.

☒ **We** ~~want to object~~ want to have the chance to speak to the Committee of Councillors if it is asked to consider this application.

Please use the space below to explain your concerns/reasons for objecting to the proposal.

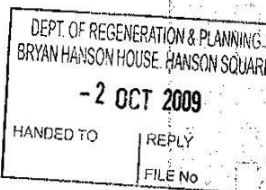
Please refer to the attached letter.

Regards

Paul Digby / Tracey Cornell.

SCANNED

- 6 OCT 2009



If you need more space, please continue over or attach additional sheets to this letter.

<b>Name (Please print)</b>	PAUL DIGBY	<input checked="" type="radio"/> Mr/Mrs/Miss/Ms*
<b>Address</b>	53 SILVERBIRCH ROAD	
<b>Date</b>	29.9.9.	
<b>Telephone number</b>	[REDACTED]	
<b>Email address</b>	[REDACTED]	

**Nb** - It is not essential that we have your telephone number but it will help us if we need to contact you

\* Please delete as appropriate

For Official Use Only	
No objections	
Objections	
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	

**Development Control Manager**  
Hartlepool Borough Council  
Bryan Hanson House  
Hanson Square  
Hartlepool

DEPT. OF REGENERATION & PLANNING BRYAN HANSON HOUSE, HANSON SQUARE	
- 2 OCT 2009	
HANDED TO	REPLY
	FILE No

53 Silverbirch Road  
Hartlepool  
TS26 0BA

28<sup>th</sup> September 2009

Ref: Planning Application Reference **H/2009/0497**  
MERLIN WAY, AREA 6/7 MIDDLE WARREN ADJACENT LOCAL CENTRE, HARTLEPOOL

Dear Sir/madam

We would like to raise an objection in the strongest possible terms against the above mentioned planning application.

Having purchased our property in what we understood to be a private residential development, we feel extremely angry upon discovering that a proposal has been submitted regarding changes which we feel will significantly change the feel and very essence of our neighbourhood.

The very marketing campaign for this area by Bellway is that of a prestigious private estate of 3, 4 and 5 bedroom homes. If these plans had been in place when we purchased our property then we certainly wouldn't have moved into the area, the worry is that this will now be the view of many other professionals and the estate will suffer a decline, a decline the town can ill afford.

Great strides have been made in putting Hartlepool on the map, the Marina has flourished and the Tall Ships are coming in 2010. We as a community have a responsibility to maintain this momentum and create the right housing estates that are desirable to the working professional that can continue the rise of Hartlepool. An approval of this application could set a precedent that may well be followed by other builders struggling in these hard economic times and therefore lead to a potentially devastating downward spiral.

We appreciate the need to create affordable housing options; however there are already several such schemes underway in various other areas across the town which begs the question why do we need another one in the Bishop Cuthbert area. Clearly this is a money making scheme on Bellway's part due to the decline in the housing market.

To be specific our objection is based upon the following concerns:-

- Increased number of dwellings causing increased through traffic in an area which has a lot of small children and pets.
- Higher concentration of dwellings leading to increased parking issues in an area which already has a high number of cars.
- Not in keeping with the look, feel and essence of the surrounding area, both the immediate properties and that of the estate in general.
- When we purchased our property (moving in date of July 2008) Bellway's plan was for the remaining area to be properties of a similar standard and size.

- The regeneration of the town relies on the influx of professional people to bring money to the area. One of the main factors is desirable private housing estates which will attract these families and individuals. The inclusion of 50 housing authority properties within the community will dilute the feeling and reputation of the area which has taken a long time establish. This will affect not only the housing in the immediate area but we believe the wider Bishop Cuthbert estate and indeed the town.
- We believe that this will in fact not be a mixed community as stated in the planning application but will ultimately create a sub community within the community. If these houses had been in the original plan and dispersed intermittently then a mixed community would have existed.

We also believe that Bellway have taken the approach of a lack of consultation and information as a direct attempt to get this passed under the local radar as we are sure they are aware that is a controversial proposal. We have yet to even see what the actual plans look like.

We would therefore like you to consider this as a strong objection to the above application.

Yours faithfully

Paul Digby / Tracey Currell



120

Application No H/2009/0497

Proposal Substitution of house types on 51 plots (1074A-1083A) including 50 for affordable housing  
(AMENDED PLANS RECEIVED)

Location LAND OFF MERLIN WAY

Case Officer Linda Wright



DEPT. OF REGENERATION & PLANNING  
BRYAN HANSON HOUSE, HANSON SQUARE

30 NOV 2009

HANDED TO

REPLY

FILE NO

~~We~~\* have received your letter and want to object ~~to the proposal~~ to the proposal.

~~We~~\* want ~~to have the chance to speak to the Committee of Councillors if it is asked to consider this application.~~

Please use the space below to explain your concerns/reasons for objecting to the proposal.

My Initial Objection remains!!  
I feel the cynical attempt by  
Bellway to "appear" to be co-operating.  
is both insulting & futile.

**NB** Please refer to <sup>my</sup> PREVIOUS LETTERS

If you need more space, please continue over or attach additional sheets to this letter.

SCANNED  
- 1 DEC 2009

Name (Please print)	PAUL DILBY	Mr/Mrs/Miss/Ms*
Address	53 SILVERBIRCH ROAD	
Date		
Telephone number		
Email address		

**Nb** - It is not essential that we have your telephone number but it will help us if we need to contact you

\* Please delete as appropriate

For Official Use Only	
No objections	
Objections	
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	

C:\oracorr\pln\OCCREC21.DOC

5 of 5

OCCUPIER

**No:** 3  
**Number:** H/2010/0106  
**Applicant:** CLEVELAND COLLEGE OF ART AND DESIGN GREEN LANE MIDDLESBROUGH TS5 7RJ  
**Agent:** Niven Architects Mr Adrian Williams 41 Conisdiffe Road Darlington DL3 7EH  
**Date valid:** 18/02/2010  
**Development:** Listed building consent for alterations to entrance to the Archive Building, new link corridor to the rear of the building and internal alterations  
**Location:** LEADBITTER AND ARCHIVE BUILDINGS STOCKTON STREET HARTLEPOOL

---

## Background

3.1 This application appears on the main agenda at item 3. The recommendation was left open as consultation responses, in particular the response of English Heritage was awaited.

## Additional Consultation Responses Received

3.2 The following consultation replies have been received:-

**English Heritage** : We do not wish to offer any comments on this occasion. The application should be determined in accordance with national and local policy guidance, and on the basis of Hartlepool Borough Council's own expert conservation advice.

**Building Consultancy** : The proposals provide a new contemporary style entrance to the Archive and Leadbitter listed buildings through alteration of the existing entrance point at the Archive Buildings. It is clear from the requirements of this access point as the proposed primary entrance into both Archive and Leadbitter that the existing structure is unlikely to be appropriate in terms of functionality or aesthetics.

The proposals involve work to a non-original addition to the listed structures. Although this component is partially sympathetic to the existing structure in terms of material (red brickwork), it is evident that the brickwork is not an exact match for the main building brickwork and as such it is clear that it is a later entity. The general design and appearance of the existing entrance would also appear to be 'of its time'. In this sense, the proposed approach to provide a refurbished entrance in a contemporary style is also 'of its time'. From a visual impact perspective, although the proposed design is more readily identifiable as a non-original structure, it would appear to be a reasonable and acceptable approach in the continuing evolution of the building.



The final selection of materials will be a key element in the overall suitability of the proposals. It will clearly be beneficial for reasons of visual amenity and quality of environment to ensure that the materials utilised for the entranceway are of a high quality. It would also be beneficial to consider any future frontage proposals intended for the applicant's other properties on Church Square when determining the materials. This will be especially important towards achieving a coherent design for the future refurbishment of the area. Final selection of materials should, therefore, be agreed with the local authority for reasons of visual amenity and quality of environment.

### **Planning Considerations**

3.3 The main planning considerations are the impact of the development on the character and appearance of the listed buildings/conservation area.

3.4 The buildings are grade II listed and located in the Church Street Conservation Area. The proposal will allow for the continued productive use of these buildings.

3.5 In bringing forward the proposals the applicant has sought to minimise alterations to the building. In particular the principle facades of the building, north and west will be unaltered. English Heritage have advised that they do not wish to offer any comments on the proposal and advised that the application should be determined in accordance with national and local policy guidance, and on the basis of our own expert conservation advice. The proposed alterations have been considered by the Borough's Conservation Officer who has raised no objections to the proposals subject to appropriate conditions. Concerns have however been raised by a member of the public and the Civic Society in relation the external alterations which are proposed. In particular regarding the link corridor on the east side of the building and the alterations to the entrance on the south elevation.

3.6 In terms of the link corridor extension this is located on the east elevation between two projections of the building. It is single storey and is not considered to be prominent. The design of this element has been amended to incorporate stone window surrounds, corbelling and the window positions have been amended. The amended design is considered acceptable.

3.7 In terms of the entrance, the applicant favours a contemporary approach which in terms of its design and materials will clearly contrast with the original building. The existing entrance is in itself a later addition to the buildings and can best be described as utilitarian. It currently has the appearance of a service entrance, in the proposed scheme however it will function as the main entrance to the buildings, linking conveniently with the main campus building on the other side of Upper Church Street. It is understandable therefore that the applicant is seeking alterations, to reflect this change in status, and to provide a clear and coherent new entrance to the building. It is also understood that it is intended to modernise the somewhat dated existing modern façade of the modern campus buildings on the south side of Upper

Church Street. These related proposals are at an early stage however a contemporary approach here offers the opportunity for complimentary schemes, utilising similar materials which will effectively visual link the two sides of the campus. The proposed entrance feature is considered acceptable. The applicant is still considering how the removal of the structural wall will be, referred to at 4.7 in the original report, accommodated this matter will be conditioned.

3.8 It is not considered that the proposed alterations will detract from the character and appearance of the listed building, other listed buildings in the vicinity, or the Conservation Area.

## **Conclusion**

3.9 It is considered that the proposal, by encouraging investment in the town centre and supporting the continued expansion of the educational sector, will have a positive impact on the town centre and the economy of the town. It will allow for the continued productive use of these prominent listed buildings in the conservation area. It is recommended that the application be approved.

**RECOMMENDATION – APPROVE** – subject to the following conditions

- 1 The development to which this permission relates shall be begun not later than three years from the date of this permission.  
To clarify the period for which the permission is valid.
- 2 The development hereby permitted shall be carried out in accordance with the plans (778\_9001, 778\_1003A, 778\_2003A, 778\_3001) and details received by the Local Planning Authority on 18th February 2010 as amended by the plans (778\_1001C, 778\_1002C, 778\_2001C, 778\_2002C, 778\_4001A, 778\_4002) received at the Local Planning Authority on 24th March 2010 unless otherwise agreed in writing by the Local Planning Authority.  
For the avoidance of doubt.
- 3 Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work on the link extension on the east elevation of the building the following matters shall be addressed: 1) Samples of the proposed external building materials of the link extension shall be submitted to and approved in writing by the Local Planning Authority thereafter a sample panel of one square metre of walling using the approved materials shall be constructed on the site and approved in writing by the Local Planning Authority; 2) The mortar of the external walling shall consist of a lime base mortar to a specification first agreed in writing by the Local Planning Authority; 3) Prior to the installation of the door, windows, window and door mouldings, details of the door, and samples and section of proposed window and door mouldings shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter proceed in accordance with the approved details.  
In the interests of the character and appearance of the listed building.

- 4 Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work on the entrance on the south elevation of the building(s) samples of the proposed external building materials including window and door frames, doors, cladding, and surfacing materials to accommodate access shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be in accordance with the approved details. In the interests of the character and appearance of the listed building and the conservation area.
- 5 Notwithstanding the submitted details, unless otherwise agreed in writing with the Local Planning Authority prior to the removal of the external wall, to the south east corner of the site, the proposed method of removal, proposed remedial works and final treatment of the walls of the building(s) shall be submitted to and agreed in writing with the Local Planning Authority, the works shall thereafter proceed in accordance with the approved details.  
The wall supports to the south east corner of the buildings and the final treatment of this section, must be agreed in the interests of the character, appearance and stability of the listed building.
- 6 Unless otherwise agreed in writing with the Local Planning Authority before any individual part of the external alterations is commenced details of all respective external finishing materials shall be submitted to and approved in writing by the Local Planning Authority, samples of the desired materials shall be provided where required by the Local Planning Authority for this purpose. The materials used on the relevant part of the development shall thereafter be in accordance with the approved materials.  
In the interests of the character and appearance of the listed building and the conservation area.
- 7 Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, the treatment of the ground floor windows and door in the south east corner of the site, currently screened by the wall referred to in condition 5, shall be agreed in writing by the Local Planning Authority prior to the commencement of any works which directly affect them. The works shall thereafter proceed in accordance with the approved details.  
In the interests of the character and appearance of the listed building and the conservation area.
- 8 Notwithstanding the submitted details, unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of any works directly affecting the planter wall, in the south east corner of the site, the proposed final treatment of the wall shall be submitted to and agreed in writing with the Local Planning Authority. The works shall thereafter proceed in accordance with the agreed details.  
In the interests of the character and appearance of the listed building and the conservation area.
- 9 Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, skirting, door mouldings, plaster cornice mouldings shall match the existing. For the avoidance of doubt where the continuity of these features is affected by the works, for

example by the removal of a wall between two rooms, the area affected shall be restored, i.e. any resulting gaps filled, accordingly with matching skirting, door mouldings, plaster cornice mouldings to match those of the room/area in which they are located.

In the interests of the character and appearance of the listed building.

- 10 Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work on the new lift further details showing the precise location of the lift relative to the adjacent building features (including cornices and timber panelling), and a method statement detailing how these features shall be protected for the duration of the works, shall be submitted to and agreed in writing with the Local Planning Authority. The works shall thereafter proceed in accordance with the agreed details.

In the interests of the character and appearance of the listed building.

- 11 Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, prior to the installation of the new set of double doors, between room 107 and the lobby, details of the doors including door frames and mouldings shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter proceed in accordance with the approved details.

In the interests of the character and appearance of the listed building.

- 12 Notwithstanding the details submitted, unless otherwise agreed in writing by the Local Planning Authority, details of all new and replacement doors, including frames and mouldings, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The doors shall thereafter be in accordance with the approved details.

In the interests of the character and appearance of the listed building.

- 13 Notwithstanding the submitted details, unless otherwise agreed in writing by the Local Planning Authority, the extent, location and details of proposed suspended ceilings, shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The ceilings installed thereafter shall be in accordance with the approved details.

In the interests of the character and appearance of the listed building.

**No:** 4  
**Number:** H/2010/0108  
**Applicant:** CLEVELAND COLLEGE OF ART AND DESIGN GREEN LANE MIDDLESBROUGH TS5 7RJ  
**Agent:** Niven Architects Mr Adrian Williams 41 Conisdiffe Road Darlington DL3 7EH  
**Date valid:** 04/03/2010  
**Development:** Use for educational purposes, alterations, new main entrance feature, new link corridor to rear and internal alterations  
**Location:** LEADBITTER AND ARCHIVE BUILDINGS STOCKTON STREET HARTLEPOOL

---

### Background

4.1 This application appears on the main agenda at item 4. The recommendation was left open as consultation responses on the related listed building consent, also on this agenda, were awaited. The key response awaited was that of English Heritage and that has now been received.

### Planning Considerations

4.2 The main planning considerations are policy, impact on the character and appearance of the listed buildings/conservation area, impact on the amenity of the occupiers of neighbouring properties and highways.

### Policy

4.3 The site lies within Hartlepool Town Centre where policies seek to promote the town centre as the major focus for commercial investment and employment. In meeting the College's aspirations to expand and enhance their facilities in the town the proposals will support the continued development of the successful educational sector of the town's economy, attracting employment and investment to the Town Centre and thereby having a significantly positive impact on the town centre.

### Impact On The Character & Appearance Of The Listed Buildings/Conservation Area

4.4 The buildings are grade II listed and located in the Church Street Conservation Area. The proposal will allow for the continued productive use of these buildings.

4.5 In bringing forward the proposals the applicant has sought to minimise alterations to the building. In particular the principle facades of the building, north and west will be unaltered. English Heritage have advised that they do not wish to offer any comments on the proposal and advised that the

application should be determined in accordance with national and local policy guidance, and on the basis of our own expert conservation advice (See Related application H/2010/0106 also before members on this agenda). The proposed alterations have been considered by the Borough's Conservation Officer who has raised no objections to the proposals subject to appropriate conditions. Concerns have however been raised by a member of the public and the Civic Society in relation the external alterations which are proposed. In particular regarding the link corridor on the east side of the building and the alterations to the entrance on the south elevation.

4.6 In terms of the link corridor extension this is located on the east elevation between two projections of the building. It is single storey and is not considered to be prominent. The design of this element has been amended to incorporate stone window surrounds, corbelling and the window positions have been amended. The amended design is considered acceptable.

4.7 In terms of the entrance, the applicant favours a contemporary approach which in terms of its design and materials will clearly contrast with the original building. The existing entrance is in itself a later addition to the buildings and can best be described as utilitarian. It currently has the appearance of a service entrance, in the proposed scheme however it will function as the main entrance to the buildings, linking conveniently with the main campus building on the other side of Upper Church Street. It is understandable therefore that the applicant is seeking alterations, to reflect this change in status, and to provide a clear and coherent new entrance to the building. It is also understood that it is intended to modernise the somewhat dated existing modern façade of the modern campus buildings on the south side of Upper Church Street. These related proposals are at an early stage however a contemporary approach here offers the opportunity for complimentary schemes, utilising similar materials which will effectively visual link the two sides of the campus. The proposed entrance feature is considered acceptable. The applicant is still considering how the removal of the structural wall will be, referred to at 4.7 in the original report, accommodated this matter will be conditioned.

4.8 It is not considered that the proposed alterations will detract from the character and appearance of the listed building, other listed buildings in the vicinity, or the Conservation Area.

#### Impact On The Amenity Of The Occupiers Of Neighbouring Buildings

4.9 The site is located in an area of the town where commercial, educational, leisure and local government uses predominate. The Head of Public Protection has raised no objections to the proposal. It is not considered that the proposed use would be incompatible with the prevailing land uses in the area and have any significant impact on the amenity of the occupiers of neighbouring buildings.

#### Highways

4.10 The site is located in the town centre which is well served by Public Transport. It is understood that part of the car park to the north of the site will be included in the sale. Traffic & Transportation have raised no objection to the proposal and in highway terms the proposal is considered acceptable.

### Conclusion

4.11 It is considered that the proposal, by encouraging investment in the town centre and supporting the continued expansion of the educational sector, will have a positive impact on the town centre and the economy of the town. It will allow for the continued productive use of these prominent listed buildings in the conservation area. It is recommended that the application be approved.

### **RECOMMENDATION – APPROVE** – subject to the following conditions

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.  
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with the plans (778\_9001A, 778\_1003B, 778\_2100A, 778\_2101A, 778\_2003B, 778\_2103A ) and details received at the Local Planning Authority on 4th March 2010 as amended by the plans (778\_1001C, 778\_1002C, 778\_2001C, 778\_2002C, 778\_2101B, 778\_2102) received at the Local Planning Authority on 24th March 2010, unless otherwise agreed in writing by the Local Planning Authority.  
For the avoidance of doubt.
3. Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work on the link extension on the east elevation of the building the following matters shall be addressed:
  - 1) Samples of the proposed external building materials of the link extension shall be submitted to and approved in writing by the Local Planning Authority thereafter a sample panel of one square metre of walling using the approved materials shall be constructed on the site and approved in writing by the Local Planning Authority;
  - 2) The mortar of the external walling shall consist of a lime base mortar to a specification first agreed in writing by the Local Planning Authority;
  - 3) Prior to the installation of the door, windows, window and door mouldings, details of the door, and a samples and section of proposed window and door mouldings shall be submitted to and approved in writing by the Local Planning Authority.  
The works shall thereafter proceed in accordance with the approved details.  
In the interests of the character and appearance of the listed building
4. Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work on the entrance on the south elevation of the building(s) samples of the proposed external building materials including window and door

frames, doors, cladding, and surfacing materials to accommodate access shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be in accordance with the approved details.

In the interests of the character and appearance of the listed building and the conservation area.

5. Notwithstanding the submitted details, unless otherwise agreed in writing with the Local Planning Authority prior to the removal of the external wall, to the south east corner of the site, the proposed method of removal, proposed remedial works and final treatment of the walls of the building(s) shall be submitted to and agreed in writing with the Local Planning Authority, the works shall thereafter proceed in accordance with the approved details.

The wall support to the south east corner of the buildings and the final treatment of this section, must be agreed in the interests of the character, appearance and stability of the listed building.

6. Unless otherwise agreed in writing with the Local Planning Authority before any individual part of the external alterations is commenced details of all respective external finishing materials shall be submitted to and approved in writing by the Local Planning Authority, samples of the desired materials shall be provided where required by the Local Planning Authority for this purpose. The materials used on the relevant part of the development shall thereafter be in accordance with the approved materials.

In the interests of the character and appearance of the listed building and the conservation area.

7. Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, the treatment of the ground floor windows and door in the south east corner of the site, currently screened by the wall referred to in condition 5, shall be agreed in writing by the Local Planning Authority prior to the commencement of any works which directly affect them. The works shall thereafter proceed in accordance with the approved details.

In the interests of the character and appearance of the listed building and the conservation area.

8. Notwithstanding the submitted details, unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of any works directly affecting the planter wall, in the south east corner of the site, the proposed final treatment of the wall shall be submitted to and agreed in writing with the Local Planning Authority. The works shall thereafter proceed in accordance with the agreed details.

In the interests of the character and appearance of the listed building and the conservation area.

9. Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, skirting, door mouldings, plaster cornice mouldings shall match the existing. For the avoidance of doubt where the continuity of these features is affected by the works, for example by the removal of a wall between two rooms, the area affected shall be restored, i.e. any resulting gaps filled, accordingly with matching skirting, door mouldings, plaster cornice mouldings to match



those of the room/area in which they are located.

In the interests of the character and appearance of the listed building.

10. Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work on the new lift further details showing the precise location of the lift relative to the adjacent building features (including cornices and timber panelling), and a method statement detailing how these features shall be protected for the duration of the works, shall be submitted to and agreed in writing with the Local Planning Authority. The works shall thereafter proceed in accordance with the agreed details.

In the interests of the character and appearance of the listed building.

11. Notwithstanding the details submitted, unless otherwise agreed in writing with the Local Planning Authority, prior to the installation of the new set of double doors, between room 107 and the lobby, details of the doors including door frames and mouldings shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter proceed in accordance with the approved details.

In the interests of the character and appearance of the listed building.

12. Notwithstanding the details submitted, unless otherwise agreed in writing by the Local Planning Authority, details of all new and replacement doors, including frames and mouldings, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The doors shall thereafter be in accordance with the approved details.

In the interests of the character and appearance of the listed building.

13. Notwithstanding the submitted details, unless otherwise agreed in writing by the Local Planning Authority, the extent, location and details of proposed suspended ceilings, shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The ceilings installed thereafter shall be in accordance with the approved details.

In the interests of the character and appearance of the listed building.

**No:** 5  
**Number:** H/2010/0068  
**Applicant:** Mr Simon Hamilton  
**Agent:** P+HS Architects Mr Adrian Evans  
**Date valid:** 10/02/2010  
**Development:** Erection of three storey innovation centre building with associated parking and landscaping  
**Location:** HARTLEPOOL INNOVATION CENTRE QUEENS MEADOW BUSINESS PARK STOCKTON ROAD HARTLEPOOL

---

5.1 The application appears on the main agenda at item 5. Since the writing of the committee report information has been received in relation to Great Crested Newts and in relation to the potential interference with TV reception.

#### Great Crested Newts

5.2 In line with good practice, a total of four Great Crested Newt surveys were taken at an appropriate time of year and under sufficiently high temperatures for amphibians to be active.

5.3 The Great Crested Newt survey has been assessed by the Council's Ecologist who considers that the survey established that there were no Great Crested Newts either on the proposed development site or the adjacent ponds and flooded areas. The survey did record relatively large numbers of common amphibian species which further emphasises the importance of the wider Queen's Meadow area, including the proposal to designate part of the Queen's Meadow site as a Local Wildlife Site, for its assemblage of common amphibian species. The Council's Ecologist considers that this scheme does incorporate features for amphibians as part of the development in the form of its landscaping scheme which involves the creation of a range of natural habitats including a small wetland feature.

5.4 While the amphibian species that were recorded do not enjoy the same level of statutory protection as Great Crested Newts the Council does have a duty to conserve biodiversity. As the ponds immediately to the south of the proposed development site (outside of the application site) have good numbers of common amphibians it is considered prudent to attach a condition to any approval which specifies that no works associated with the proposed development are allowed to intrude in to the area with the ponds.

5.5 Due to the need to re-advertise the application due to the submission of the Great Crested Newt survey the period for publicity does not expire until after the Planning Committee, should any representation be received before the committee these will be reported accordingly.

#### TV Reception

5.6 The agent has contacted a number of different bodies including the BBC, Arqiva (the owners of the masts (Digital Britain)) and OFCOM. OFCOM have confirmed that the information within their published document “Tall structures and their impact on broadcast and other wireless services” is accurate and that the proposed 3 storey development would not be classed as a ‘Tall Building’ and would therefore have minimal impact, especially given the distance of around 200metres from the nearest dwelling.

5.7 Arqiva have provided information regarding potential effects on TV reception it should be noted that there are two issues with broadcast television services, which are both referred to in the OFCOM document, i.e. the integrity of the network and viewer reception.

5.8 The broadcast television network relies on fixed dish links, for example, from a broadcasting studio to a transmitter and rebroadcast links from a main transmitter to a relay station. If such links are cut by an intervening structure then the integrity, i.e. the actual operation of the network is detrimentally affected and there would be a disruption with viewer reception. This is the issue that Arqiva are concerned with. Arqiva requests Local Authorities consult them on proposals for structures in excess of 15 metres (because it is highly unlikely that anything lower would cause concern). The proposed building is approximately 11metres in height and Arqiva have confirmed they have no objection to the development.

5.9 It should however be acknowledged that it is possible with some tall structures that whilst they may not have the potential to affect the integrity of the network, they might still cause interference with viewer reception. This is a matter for the broadcasters and OFCOM and beyond the remit of the Local Planning Authority. It should also be noted that in general it would be unusual for a high building to cause a problem with viewer reception that is beyond remedy and practical guidance set out in the OFCOM document.

### Drainage

5.10 The owner of the drainage infrastructure (Onsite North East) have confirmed that the drainage of the site has been designed to accommodate the northern portion of the site and providing on site retention is included in the design they do not have any objection to the drainage connecting into the onsite main drainage. This can be controlled by condition.

### Conclusion

5.11 Due to the outstanding publicity it is recommended that Members support the scheme in principle however delegate the final decision to the Development Control Manager in consultation with the Chair of the Planning Committee.

**Recommendation:** Minded to approve, however delegate final decision to the Development Control Manager in consultation with the Chair of the Planning Committee.

**No:** 6  
**Number:** H/2008/0001  
**Applicant:** Mr Terry Bates 7 Brinkburn Court Hartlepool TS25 5TF  
**Agent:** BIG-Interiors Ltd. Mr Ian Cushlow 73 Church Street  
Hartlepool TS24 7DN  
**Date valid:** 07/03/2008  
**Development:** Provision of a touring caravan and camping site with  
associated amenity facilities  
**Location:** BRIERTON MOORHOUSE FARM DALTON BACK LANE  
HARTLEPOOL

---

### Background

6.1 This application appears on the main agenda at item 7.

6.2 The recommendation was left open as the neighbouring landowner had raised concerns that his land was being used.

6.3 This matter is currently being investigated. It is hoped that a recommendation can be made at Committee.

### Additional Consultation Responses Received

6.4 The following consultation reply has been received:-

**Dalton Piercy Parish Council :** The Parish Council has always had reservations about the site including the proposed access plans from some two years ago. it appears that because of the "dispute" over land being released that the entrance will be even smaller. The PC state again that they do not believe the area is conducive to safe roads and this proposal will not make it easier to enter and leave the site. They also reiterate that the road had national speed limits on it which they also consider to be far too high for the road's situation. The PC also raises concerns about the drainage system that will be "in place" on site and the threat to local water courses which are a supply for farms in the region. When Northumbrian Water were contacted to seek their views and opinions it appeared that they knew nothing of the proposals for the site's development.

### RECOMMENDATION - UPDATE AT COMMITTEE

**No:** 7  
**Number:** H/2010/0151  
**Applicant:** Mr F Brown Hart Village HARTLEPOOL TS27 3AE  
**Agent:** Jacksonplan Ted Jackson Amble Close HARTLEPOOL TS26 0EP  
**Date valid:** 12/03/2010  
**Development:** Siting of caravans with internal service access and provision of screening mound  
**Location:** NORTH HART FARM BUTTS LANE HARTLEPOOL

---

## Background

7.1 This application appears on the main agenda at item 7 the recommendation was left open as a number of matter were under consideration and consultation responses were outstanding.

## Additional Consultation Responses

7.2 The following consultation reply has been received:-

**Building Consultancy (Landscape Architect)** : The proposals involve a 21m wide extension to an existing permitted caravan storage area and provision of a 1.0m mound with hawthorn hedging for screening purposes. The proposed site location is effectively at the crest of a hillside with a recently planted area of tree planting running down the hillside. This tree planting comprised part of the earlier approval relating to caravan storage on the wider site (H/2007/0486).

From inspection of this planting it is apparent that establishment has generally been good, with faster growing species such as hawthorn and willow doing particularly well, although slower growing oak and ash specimens also showed signs of good health. Given the sloping nature of the planted area it will, however, clearly be some considerable time before the tree planting can provide a suitable screen to the existing caravan storage area. This has been exacerbated by the fact that there is no existing tree planting within approximately 20-25m of the existing caravan storage boundary as it slopes down towards the ridgeline. Although an unplanted buffer may have been required for reasons of fire-safety or access, a 20m+ unplanted buffer would seem excessive. Given the site topography, this currently unplanted area also has the greatest potential to provide screening for the storage area should it be planted and allowed to establish. From review of the submitted plans relating to application H/2007/0486, it would appear that the full extent of tree planting proposed (and subsequently required as part of the approved scheme) is not in evidence.

The proposed extension of the caravan storage area would, therefore, effectively require the use of land offering the greatest potential to screen the existing, permitted storage area. The proposed provision of a 1.0m mound

and associated hawthorn hedge would likely partially screen views of the proposed storage area, but the site landform is such that any stored caravans would be clearly visible from the surrounding public footways and bridleways, especially given the elevated position of many of the surrounding public footways (the site was viewed from the surrounding footways during the site visit).

The key areas of concern regarding this application relate to the landscape and visual impact of the proposals. Given the quality of the surrounding landscape and high visual amenity value, the proposed extension of the caravan storage area has a high potential to visually dominate the area and adversely affect visual amenity of the area and subsequently its recreational use (due to the extent of the proposed caravan storage area and the affect of the surrounding topography on views into the site). The currently proposed screening works are not deemed to be sufficient to alleviate these concerns.

### **Planning Considerations**

7.3 The main planning considerations are policy, the impact on the visual amenity of the area, impact on the amenity of neighbours and highways.

#### Policy

7.4 Policy supports suitable farm diversification schemes and encourages tree planting schemes in the area of the Tees Forest. However policy also advises that one of the factors in determining the applications for development in the countryside will be its visual impact on the landscape. In the latter respect as discussed below the proposal is not considered acceptable and in policy terms. It is acknowledged that the proposal would add to the viability of the farm in what are difficult and uncertain times. However the applicant has benefitted from similar approvals in the past and it is not considered that the benefits arising to the farm would outweigh the detrimental impact on the visual amenity of the area.

#### Impact on visual amenity

7.5 The site is prominently located and long distance views are possible from the east and at closer quarters from the public rights of way particularly to the north and north west. The proposal is to extend the existing caravan storage area which itself was the subject of an application in 2007 (H/2007/0486). At that time the applicant already had established rights to store caravans on the site in the area to the south (H/2007/0204). The extension was approved in light of its relationship with the existing storage area and the fact that the applicant agreed to a significant tree planting scheme in the field to the north and hedgerows on boundaries to the south. The views at that time was that whilst the storage on site would be increased in the longer term the proposed tree and hedge planting would have significant benefits.

7.6 The tree planting scheme has had mixed success. For the reasons discussed below it is particularly the trees on the lower slopes of the hillside,

which have thrived. The current proposal however seeks to provide additional caravan storage in an area towards the top of the ridge on land which was originally part of the approved tree planting scheme. Unfortunately at the time of the site visit it was noted that the area, in fact a 20-25m wide strip, was already largely devoid of trees. The absence of trees in this part of the approved tree planting area was queried with the applicant's agent. He advised that in anticipation of an eventual approval the trees were removed and replanted by the applicant elsewhere on the site. He has advised that the area will be replanted should planning permission not be approved. This is unfortunate, as some three years growth has been lost, and clearly the anticipated benefits of the planting scheme will now take longer to achieve. It was also noted that parts of the scheme have suffered from die back and require replanting and again the applicant's agent has advised this will be done in the next planting scheme.

7.7 The current proposal would result in the permanent loss of part of the originally approved tree planting area. In terms of the potential screening which might eventually be afforded by the tree planting scheme the area identified for the additional storage, given its location towards the top of the ridge adjacent to the approved storage area, is a critical location. Clearly as one moves down the slope it will take longer for the trees to reach a suitable height to establish the screening which the tree planting scheme was designed to achieve. It is not considered that the applicant's proposal to install a one metre high mound planted with a hedge would adequately compensate for the loss of a 20 -25m strip of tree planting in this location. Furthermore the proposal would see the caravan storage area spread even further into the countryside.

7.8 It is unfortunate that the full benefits of the originally approved tree and hedge planting scheme, designed to limit the dominance of the caravan storage area, have not been realised. It is considered that the proposal, would by expanding the caravan storage area and removing an area previous set aside for tree planting increase the visual dominance of the caravan storage to the detriment of the visual amenity of the area.

#### Impact on the amenity of neighbours

7.9 The closest residential properties to the site belong to the father and son who own and farm the land. The access road to the south does pass properties in Hart village and there is therefore potential for comings and goings to disturb these residents. It is considered unlikely that all the caravans would be moved to and from the site at the same time or that such movements would be constant. Instead it is considered likely that movements would be seasonal and staggered as owners would take holidays at different times. It is not considered that the traffic movements would unduly disturb these residents or that the proposal would have a significant impact on their existing amenity.

#### Highways

7.10 The site is an existing caravan storage site. A suitable passing place already exists on the lane to the south of the farm. Traffic & Transportation and the Parks & Countryside, have raised no objections, in relation to the use of the lane.

## Conclusion

7.11 The proposal is not considered acceptable due to its detrimental impact on the visual amenity of the area.

## **RECOMMENDATION – REFUSE** for the following reason:-

It is considered that by expanding the caravan storage area and removing an area previously approved for tree planting the proposal would increase the visual dominance of the caravan storage to the detriment of the visual amenity of the area contrary to policies GEP1 and Rur7 of the Hartlepool Local Plan 2006.



## PLANNING COMMITTEE

28 April 2010



**Report of:** Director Regeneration & Neighbourhoods

**Subject:** UPDATE ON CURRENT COMPLAINTS

---

### 1. PURPOSE OF REPORT

1.1 Your attention is drawn to the following current ongoing issues, which are being investigated. Developments will be reported to a future meeting if necessary.

- 1 A neighbour complaint regarding the erection of a conservatory to the rear of a property in Clarkson Court.
- 2 Officer monitoring recorded a roof alteration to an existing planning permission for erection of a single storey extension to the rear of a property in Tynebrooke Avenue. An amended application will be required in this instance.
- 3 A neighbour complaint regarding the erection of a bay window to the front of a property in Wiltshire Way.
- 4 A complaint regarding the installation of a new door into a bar on Navigation point.
- 5 Officer monitoring recorded the demolition of a rear yard boundary wall replaced by the erection of wooden gate and fence. The property is located in Headland Conservation Area and protected by Article 4 Direction.
- 6 A neighbour complaint regarding a light industry business including repairing wood cutting machines in a domestic garage at Turnberry Close.
- 7 A neighbour complaint regarding the installation of white UPVC windows to the side of a public house on Durham Street. The building is not located in the Headland Conservation Area.
- 8 Officer monitoring recorded the erection of two smoking shelters to the rear of a social club on Stuart Street.
- 9 A neighbour complaint regarding an alteration to the approved plan for the boundary treatment on a housing development in Maxwell Court.
- 10 A neighbour complaint regarding the erection of a shed to the rear of a property on Mildenhall Close.
- 11 A neighbour complaint regarding the erection of extension to side of a property on Tunstall Grove.

- 12 A neighbour complaint regarding the running of a car repair business from a residential property on Fernwood Avenue.
- 13 A neighbour complaint regarding the re-profiling of land in preparation for the creation of new pedestrian footpaths through Oaksway Industrial Estate.
- 14 A Complaint regarding a number of activities including keeping of animals and parking of vehicles on the highway at a residential property on Queen Street, Seaton Carew.
- 15 A Neighbour complaint regarding a consultancy business operating from a property on Spalding Road.
- 16 A neighbour complaint regarding the erection of a veranda on the flat roof of a ground floor flat single storey extension on Park Road.
- 17 A neighbour complaint regarding the running of a car repair business from a residential property on Bruntoft Avenue.
- 18 A neighbour complaint regarding the demolition and erection of a replacement boundary to the front of property on Hutton Avenue. Has been investigated. The property is located in the Grange Conservation Area and affected by Article 4 Direction. The owner intends to submit a retrospective Demolition in the Conservation Area and Planning Applications.
- 19 A neighbour complaint regarding running a scap recycling and window cleaning business from a residential property on Bruntoft Avenue.
- 20 A neighbour complaint regarding a House in Multiple Occupation on Park Road.
- 21 A neighbour complaint regarding the conversion of a garage into a living room on Elwick Road.

## **2. RECOMMENDATION**

- 2.1 Members note this report.

## PLANNING COMMITTEE

28 April 2010



**Report of:** Director Regeneration & Neighbourhoods

**Subject:** APPEAL BY MR TOM WILSON  
BRIAR COURT 59 HUTTON AVENUE HARTLEPOOL  
TS26 9PW

---

### **1 PURPOSE OF REPORT**

- 1.1 To advise Members of a planning appeal that has been submitted against the decision of the Council.

### **2 THE APPEAL**

- 2.1 A planning appeal has been lodged against the refusal of Hartlepool Borough Council to allow alterations and erection of part single and part two storey extensions to side and rear to provide day room and two new bedrooms and internal alterations to update ensuite facilities to some existing bedrooms at Briar Court, 59 Hutton Avenue.
- 2.2 The appeal is to be determined by the written representations procedure and authority is therefore requested to contest the appeal.

### **3 RECOMMENDATIONS**

- 3.1 Authority be given to contest the appeal.

## PLANNING COMMITTEE

28 April 2010



**Report of:** Director Regeneration and Neighbourhoods

**Subject:** APPEAL BY EASY SKIPS, THOMLINSON ROAD,  
HARTLEPOOL (H/2009/0689)

---

### 1. PURPOSE OF REPORT

- 1.2 A planning appeal has been lodged against the refusal of Hartlepool Borough Council for the variation of condition 3 of planning permission H/2006/0394 to allow the height of the stockpiles on site to extend to a maximum height of 6 metres at Easy Skips, Thomlinson Road.
- 1.3 The appeal is to be decided by written representations and authority is therefore requested to contest the appeal.

### 2. RECOMMENDATION

- 2.1 Members authorise officers to contest the appeal.